



Tottenham Lane, N8 7HF

Asking Price Of £485,000
Long Leasehold



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Leasehold

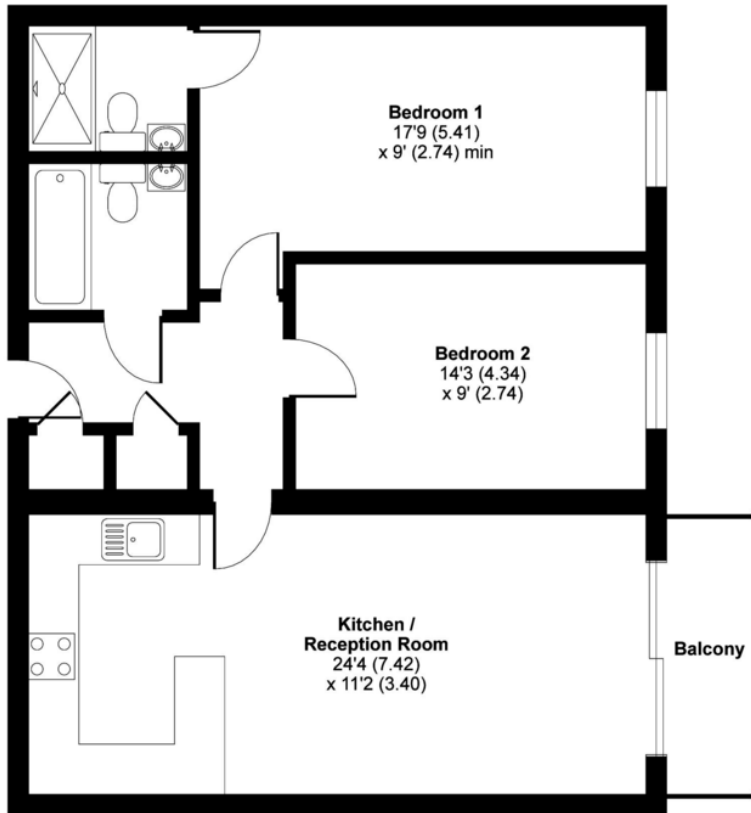
A first floor two bedroom two bathroom modern apartment with balcony comprising 756 SQ FT / 70.2 SQ M of light and stylish internal living space. Arranged over the first floor of this well maintained apartment block with the advantage of stairs or lift access, secure allocated parking at the rear, concierge service and access to communal gym. Presented in excellent decorative order features include two large double bedrooms, one with en-suite and master bathroom. There's a large 24' reception / kitchen space with patio doors to a pretty balcony. Both the bedrooms and the main living area benefit from a South Easterly orientation ensuring wonderful natural light throughout the day. Well placed for super easy access to a fabulous selection of local boutique eateries, bars and shopping facilities in desirable Crouch End N8. Offered chain free internal viewing is highly recommended.

- Arranged over the first floor
- Two large double bedrooms
- Bathroom and en-suite shower
- Private balcony
- Allocated parking space
- Long leasehold in excess of 980 years
- Move in condition
- 756 SQ FT / 70.2 SQ M





Tottenham Lane, London, N8
 APPROX. GROSS INTERNAL FLOOR AREA 756 SQ FT 70.2 SQ METRES



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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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