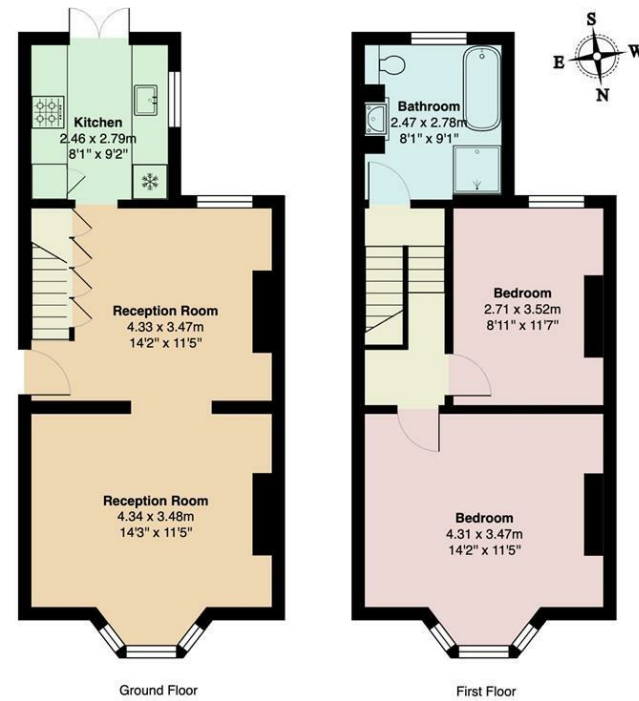


Garden - Approx. 5.7m x 12m



Total Area: 78.8 m² ... 848 ft²

All measurements are approximate and for display purposes only

Reception
14'2" x 11'5"

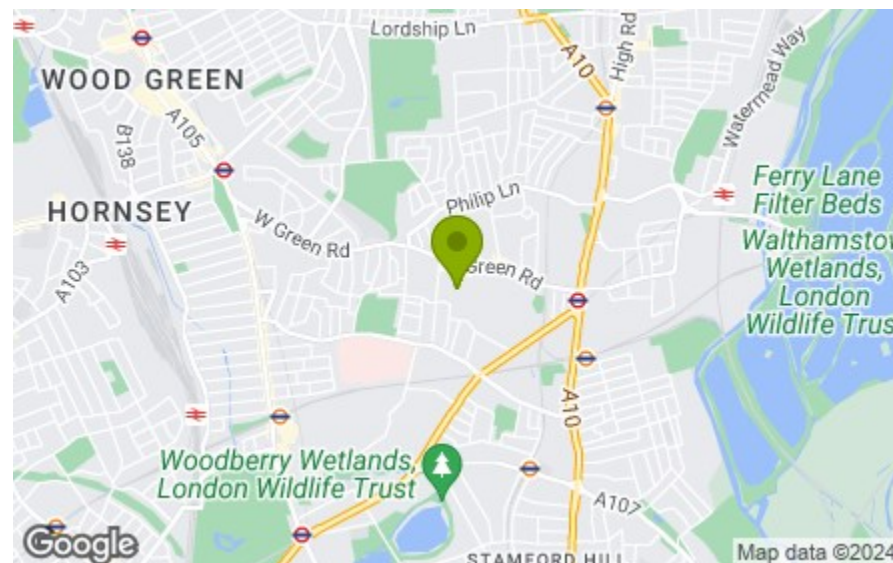
Reception/Dining
14'2" x 11'4"

Kitchen
8'0" x 9'1"

Bedroom 1
14'1" x 11'4"

Bedroom 2
8'10" x 11'6"

Bathroom
8'1" x 9'1"



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(82 plus) A	86
(61-81) B	
(49-60) C	
(35-48) D	
(29-34) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
60	
England & Wales	EU Directive 2002/91/EC



SEAFORD ROAD, TOTTENHAM

£2,200 Per Calendar Month
2 Bed House



Features:

- Available Now!
- End of Terrace House
- Two Bedrooms
- Beautiful Private Garden
- High Spec Finish
- On Street Permit Parking
- Council Tax Band C
- EPC Rating D
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

A flawless and freshly refurbished two bedroom Victorian end of terrace, brimming with character, original features and natural light. You have a lovely private garden, a wealth of sociable space, and Seven Sisters tube is just ten minutes away.

Seven Sisters overground is closer still, less than half mile on foot for direct twenty minute runs to Liverpool Street and a speedy door to door City commute.

REQUEST A VIEWING
0203 397 9797

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E4 & N17
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IF YOU LIVED HERE...

You'll love that everything's so immaculate and fresh, with that new home feel and pristine paintwork combined with roomy Victorian architecture. Step inside and your semi open plan reception is a generous 300 square, all easily zoneable thanks to the artful archway. Original timber floors flow underfoot throughout and to the front you have that wonderful bay window, plus a striking ebony vintage hearth and a wood burning stove for those cosy winter evenings.

Your kitchen's every bit as flawless; smoky chessboard tiling runs underfoot with underfloor heating, cream cabinets run down either side, with dark timber worktops, a Dublin sink

and lovely brass fittings. Upstairs, and both bedrooms are substantial doubles, with tranquil colour schemes and close weave carpeting. Finally your bathroom's home to both a walk in rainfall shower and gorgeous freestanding clawfoot tub. Utterly sumptuous.

Outside and you're less than half a mile from Chestnuts Park. A Green Flag award winner, here you'll find plenty of space for morning runs, as well as playgrounds and tennis courts, an outdoor gym and cafe. A lovely spot to have on your doorstep. Just as close in the other direction is Seven Sisters tube, for the Victoria line and direct ten minute connections to King's Cross. You can be exploring the rejuvenated St Pancras canalside district around twenty minutes after stepping out your front door.



WHAT ELSE?

- Need a good coffee, breakfast or cosy spot for a wine with a friend? Head to Perkyn's, your local neighbourhood cafe, bar and bottle shop just around the corner on foot.
- Don't forget your garden. Throw back the forest green patio doors in your kitchen and step out to a tranquil mix of patio and lawn, flanked by dark timber fencing
- There're more open green spaces within easy reach, from Downhills Park (eight minutes on foot) to your choice of Wetlands with both Woodberry and Walthamstow Wetlands within walking distance (thirty minutes), nature lovers have plenty of choice.

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