



Reception  
13'11" x 10'11"

Dining Room  
13'11" x 10'7"

Kitchen  
17'6" x 19'2"

Utility / WC  
4'0" x 10'5"

Bedroom 2  
13'9" x 10'11"

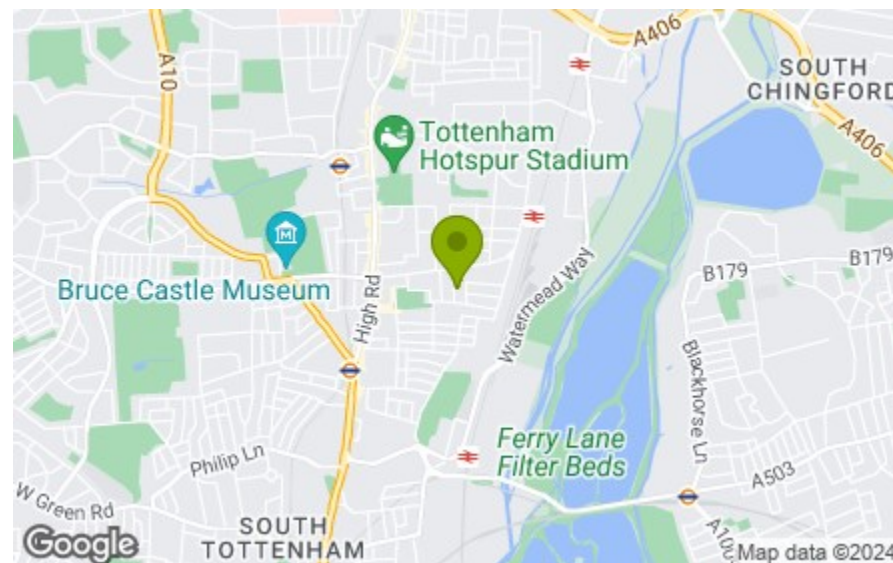
Bedroom 3  
10'7" x 8'6"

Bedroom 1  
12'6" x 13'9"

Bathroom  
7'0" x 9'6"

Ensuite  
6'4" x 5'6"

Storage/Exercise Room  
8'7" x 10'11"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(82 plus) A	87
(69-81) B	
(55-68) C	
(41-54) D	
(27-40) E	
(13-26) F	
(1-12) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



## TILSON ROAD, TOTTENHAM

£3,500 Per Calendar Month  
 3 Bed House



### Features:

- 1 MONTH SHORT LET
- Available September
- Spectacular Finish
- Luxury Home
- High End Appliances
- Three Bedrooms
- End of Terrace
- 0.9m to Tottenham Hale Station
- 0.6m to Bruce Grove Station
- Close to Amenities

A thoroughly gorgeous, expertly extended three bedroom family terrace, brimming with rich designer detail and artful finishes throughout. You have a lengthy private garden with independent studio room, and Tottenham Hale within easy reach.

An elegant mix of patio, lawn and flourishing raised beds, your lengthy rear garden is also home to that striking timber studio, the perfect home office, also featuring a wealth of extra storage space.

REQUEST A VIEWING  
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**E4 & N17**  
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**E8, E9, E5, N16, E3 & E2**  
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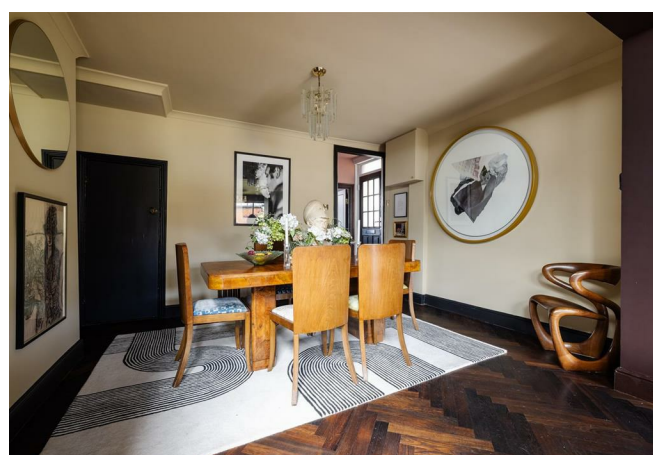
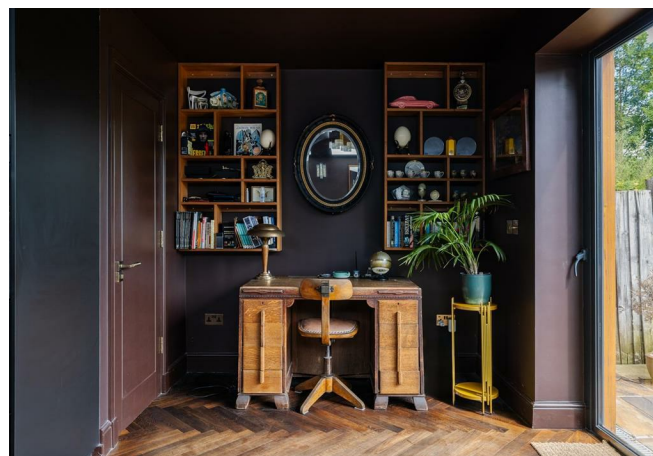
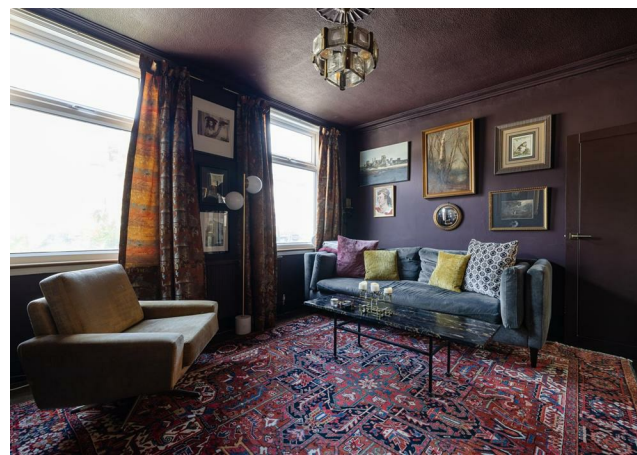
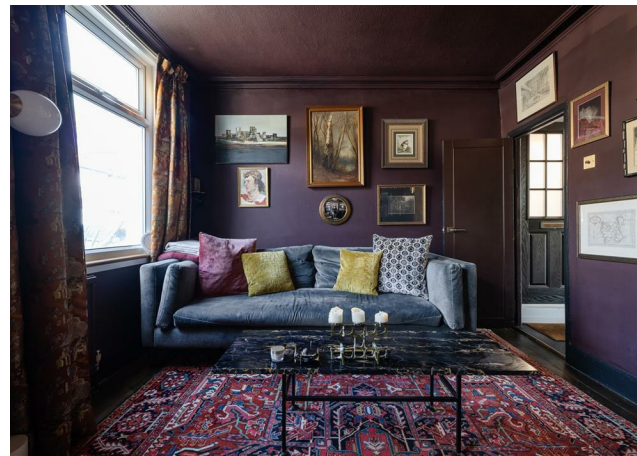
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**IF YOU LIVED HERE...**

Extraordinary highlights will be everywhere. Your first reception room verges on the decadent, with deliciously dark colour scheme. Next door your dining room is laid open to your artfully extended kitchen. Rich dark herringbone hardwood flows underfoot throughout, and flanks of jet black cabinets with dark marbled worktops complement the dramatic aesthetic. Bright brass fittings, a bank of large skylights and a rear wall of sliding patio doors add plenty of natural light, while a substantial chef's island takes centre stage.

A handy home working nook and utility room complete the ground floor. Upstairs the striking style continues, with your first two bedrooms each solid doubles with richly finished original flooring and plenty of integrated, floor to ceiling storage. Your family bathroom features aquamarine patchwork tiling, an eloquent backdrop to the double ended tub and shower cubicle. Upstairs,

your principal sleeper is finished in pale violet, with a striking ensuite shower room and a wealth of extra storage space.

Outside and you're surrounded by a whole host of open green spaces and transport options. Hartington Park is just two minutes from your new front door, perfect for morning runs. Alternatively in around fifteen minutes you can be exploring the endless open blue and green space of Walthamstow Wetlands, London's largest nature reserve. Northumberland Park overground is just ten minutes on foot, for direct seventeen minute runs to Stratford and whole host of onward overground and underground connections.



**WHAT ELSE?**

- Tottenham Hale station is under twenty minutes on foot, for overground connections including the Stansted Express, and the Victoria line for direct thirteen minute runs to King's Cross.
- You have an impressive twenty one primary/secondary schools rated 'Outstanding' or 'Good' all within a mile. The 'Outstanding' Harris Primary Academy is just four minutes round the corner.
- With a packed retail park, a growing range of cafes and bars and the greenery of Downs Lane Park, Tottenham Hale is a growing area well worth exploring.

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