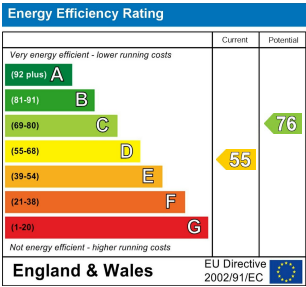


TOTAL APPROX. FLOOR AREA 339 SQ.FT. (31.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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BREAM CLOSE, TOTTENHAM  
£1,450 Per Calendar Month  
1 Bed Apartment - Purpose Built



Features:

- Available November
- One Bedroom
- Moments from Tube
- Wooden Flooring
- Immaculately Presented
- Off Street Parking

A well appointed, one bedroom apartment in a low rise, dedicated complex set among well tended communal gardens and overlooking the River Lee, with Paddock Community Nature Park just over the road. For all the peace, quiet and greenery, Tottenham Hale station is less than a third of a mile on foot.

Inside you have a generous 120 square foot lounge, with open plan kitchen, a double bedroom, bathroom and plenty of fitted storage and incidental space.

REQUEST A VIEWING  
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0203 369 6444

E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
hello18@stowbrothers.com  
0203 369 1818

E8, E9, E5, N16, E3 & E2  
hellohackney@stowbrothers.com  
0208 520 3077

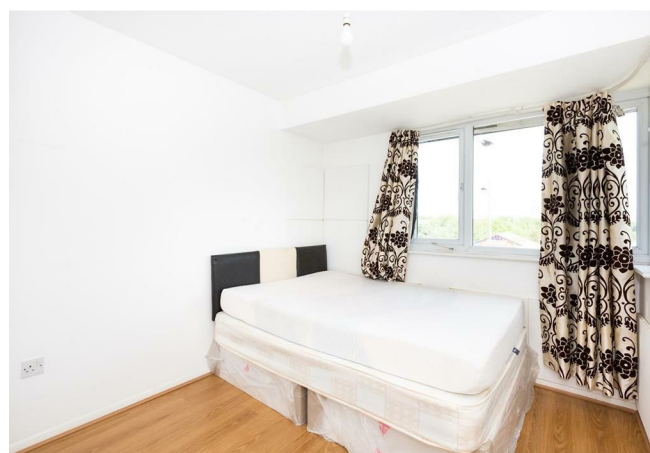
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## IF YOU LIVED HERE...

You'll be surrounded by greenery, the large well tended grounds give way seamlessly to the wilder banks of the River Lee, passing you on both sides as it skirts Walthamstow Marshes, a Green Flag award winning Nature Reserve itself visible from your grounds and just a short stroll away. Finally, just across the road you have the Paddock Community Nature Park.

Despite the peace, quiet and general tranquility you're less than a third of a mile on foot from Tottenham Hale station, with direct 20 minute access to the West End via the Victoria Line, plus overground routes to a wide variety of other destinations. There's also a very comprehensive retail park.

Inside Design & Décor is simple, smart and stylish. The kitchen is especially impressive with crisp tiling splashbacks, granite effect worktops and a full range of appliances and white goods.



## WHAT ELSE?

- The apartment is vacant, so you can move in promptly.
- For your new local may we recommend The Ferryboat Inn? It's a great little pub with lovely views, nestled in between the River Lee and Coppermill Stream,

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