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# Mulberry house, London

## Guide Price £410,000



Presenting a meticulously maintained property.

This top-floor apartment spans 805 sq. ft, boasting two generous double bedrooms, an inviting open-plan living area offering a comfortable and spacious living experience. Triple aspect windows create a bright and welcoming ambiance. The modern fitted kitchen adds functionality and style, complemented by ample built-in storage.

Enjoy the luxury of a private south-facing balcony with views of Central London including Canary Wharf and the Shard, perfect for relaxing.

Residents have exclusive access to communal locked bicycle storage.

Situated conveniently between Seven Sisters and Tottenham Hale stations (Victoria line), with the added convenience of various buses connecting to the city centre. This property is not just a home but a gateway to a well-connected and vibrant lifestyle with numerous cafes and bars near-by provide social and dining options.

For those who appreciate outdoor spaces, this residence is surrounded by greenery. Walthamstow Wetlands, Markfield Park and the River Lea are all within walking distance, offering opportunities for leisurely strolls and outdoor activities.

In summary, this top-floor apartment is not only aesthetically pleasing and functionally designed, but also benefits from a prime location with access to both urban amenities and natural retreats. A truly well-presented residence that caters to a modern and dynamic lifestyle.

Service charge (23/24FY) £286 Per month includes: Building insurance, up-keep and cleaning of communal areas - awaiting 24/25FY.

Ground rent £25.00 Per month

The property benefits from the assurance of four remaining years on the NHBC Guarantee, ensuring lasting quality and peace of mind.

The managing agent confirmed "following on from surveys of the external walls of 1-12, 320b Mulberry House N15 4BN, with reference to PAS 9980 guidelines I can confirm that the building does not require further surveys – EWS1 or FRAEW.



## KEY FEATURES

- Top floor apartment
- Two double bedrooms
- 805 Sq ft of living space
  - Sole use balcony
- 3 Years NHBC Guarantee remaining
- Seven Sisters and Tottenham Hale Tube
  - Stanstead Express
  - Walthamstow Wetlands
- The managing agent confirmed "following on from surveys of the external walls of 1-13, 320b Mulberry House N15 4BN, with reference to PAS 9980 guidelines I can confirm that the building does not require further surveys – EWS1 or FRAEW."
  - EPC rating B









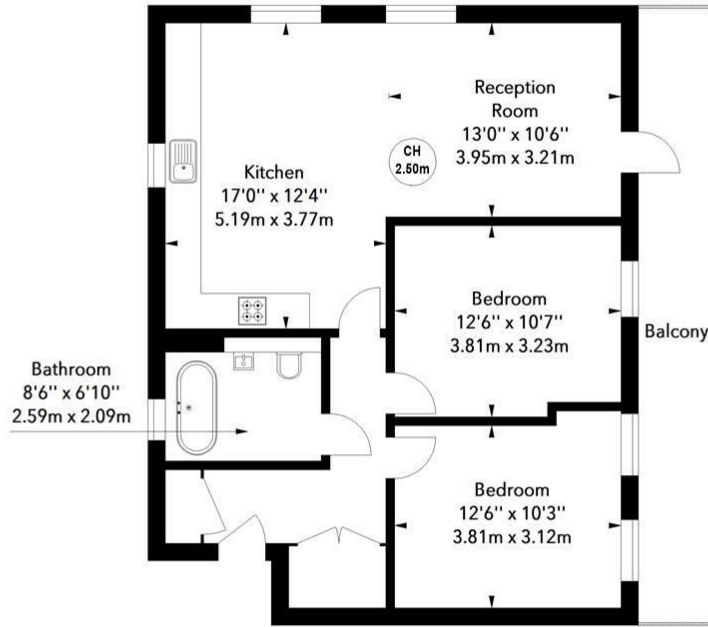




# Mulberry House, High Road, N15

Approximate Area = 74.78 sq m / 805 sq ft

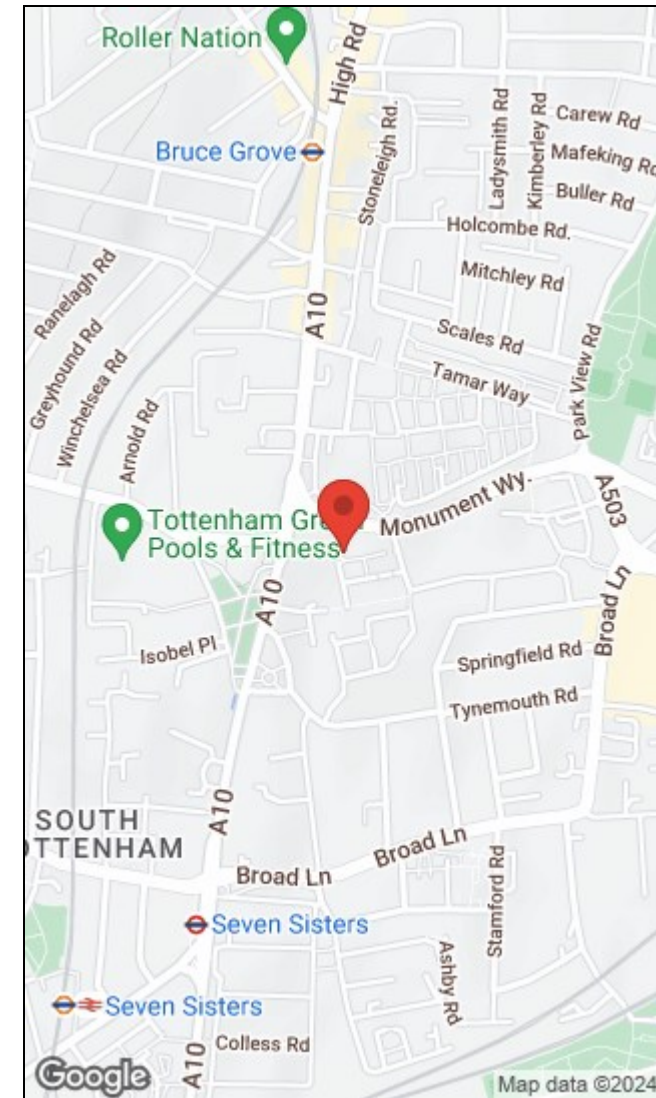
Key :  
CH - Ceiling Height



Fourth Floor

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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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