



MORLAND PLACE

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# Morland Place, London, N15

## Offers Over £500,000

**HUNTERS**<sup>®</sup>

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Welcome to Morland Place, a charming terraced house located in the heart of London, N15. This stunning property boasts a spacious open plan living area, perfect for entertaining guests or relaxing with your family.

With three double bedrooms, including a large bathroom suite and a guest W.C., there is plenty of space for everyone in the household. The house has been freshly decorated, featuring an integrated fitted kitchen that is both stylish and functional.

One of the highlights of this property is the sole use garden, providing a tranquil outdoor space where you can enjoy a cup of tea in the morning or unwind after a long day. Additionally, being chain free, you can move into your new home hassle-free.

Conveniently located near Seven Sisters Station, commuting around London is a breeze. Chestnuts Park and Downhills Park are also close by, offering green spaces where you can enjoy leisurely walks or picnics on sunny days.

Don't miss out on the opportunity to own this modern townhouse in a vibrant London neighbourhood. Contact us today to arrange a viewing and make this house your new home!

EPC Rating: C  
Council Tax Band: D  
Chain Free

Please contact the Hunters Tottenham Sales Team to arrange a viewing.  
Here to get you there! By your local property agency with a network of 270 offices.

284 High Road, Tottenham, London, N15 4AJ | 0208 261 7570  
tottenham@hunters.com | www.hunters.com



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## KEY FEATURES

- Three Bedroom Town house
  - Three Double Bedrooms
    - Freshly decorated
  - Integrated Fitted Kitchen
  - Large Bathroom Suite
- Seven Sisters Station (Underground & British Rail)
  - Sole Use Garden
  - Council Tax Band: D
    - EPC Rating: C
    - Chain Free





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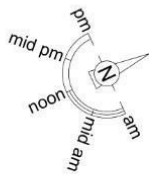


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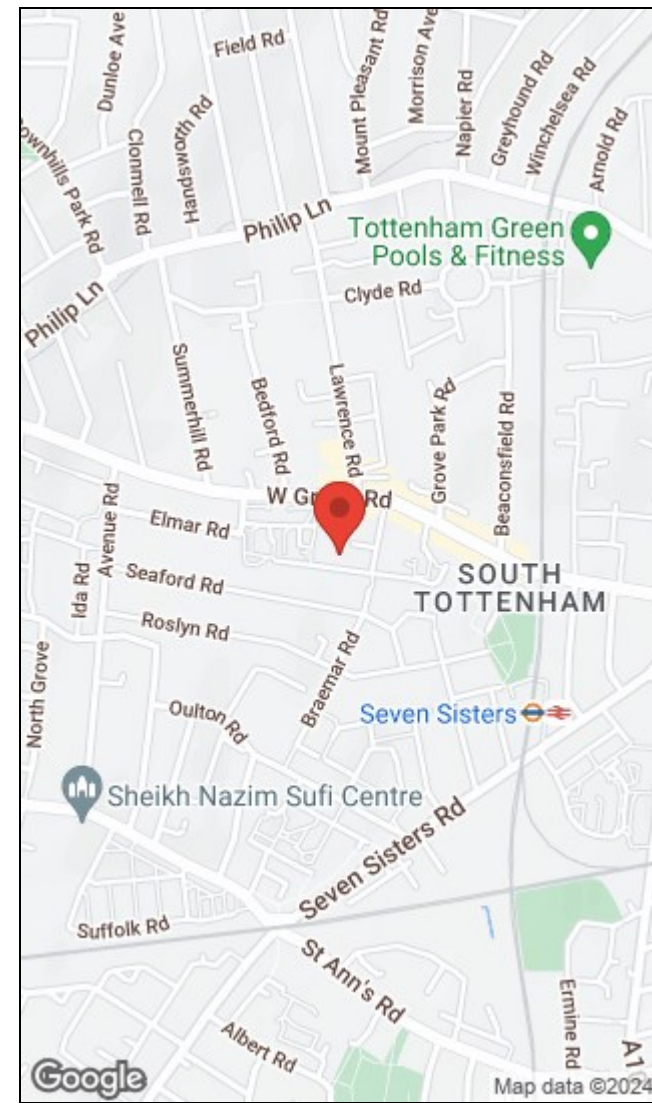
# Morland Place, N15

Approximate Gross Internal Area = 1025 sq ft / 95.2 sq m

Restricted Height = 153 sq ft / 14.2 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	86	EU Directive 2002/91/EC	
74			

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