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# High Cross Road, London, N17

## Asking Price £375,000



This beautifully presented two-bedroom first floor flat is situated in a prime location with convenient access to the Walthamstow Wetlands, Tottenham Hale (Victoria Line), and overground connections to Liverpool Street and Stratford.

Ideal for discerning first-time buyers or those seeking quick access to the city, this property is finished to a very high standard. .

### Key Features:

- Spacious, open-plan living area with large windows allowing plenty of natural light.
- Modern fitted kitchen with integrated appliances.
- Two generously sized double bedrooms, one with built-in wardrobe.
- Separate large and spacious utility room.
- Secure entrance and gated courtyard with bike parking
- Quiet development of only 6 apartments
- On-street permitted parking or off-street parking subject to separate contract with freeholder and subject to availability
- A contemporary and stylishly designed bathroom.
- The entire flat is thoughtfully laid out to provide a sense of comfort and relaxation.

For outdoor enthusiasts, Tottenham Marshes and the River Lea are just moments away, offering scenic walking routes all the way to Stratford and the financial district.

The surrounding area is filled with amenities, including shopping facilities at your doorstep and a vibrant scene of cafés, restaurants, and taverns in the lively Tottenham Hale and Seven Sisters neighbourhoods.

### Transport Links:

- Tottenham Hale Underground (Victoria Line), Just 12 minutes to King's Cross St Pancras
- Direct access to the **\*\*Stansted Express\*\*** and British Rail links across the country.

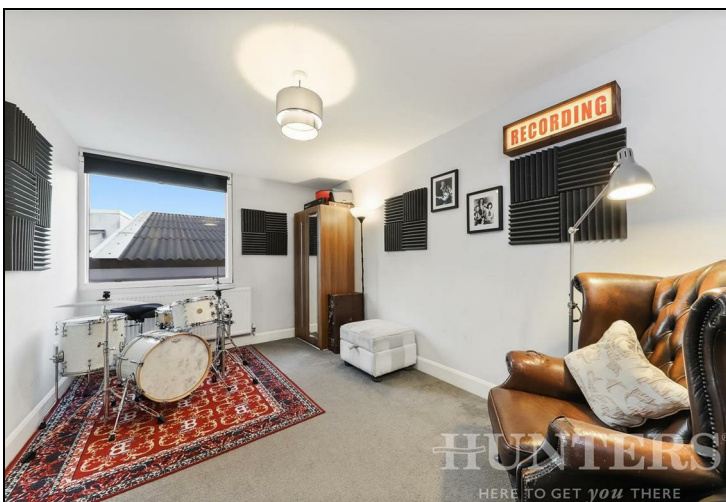
This is an exceptional opportunity to live in a well-connected and thriving area.

Buses Available from Tottenham Hale Station - 41, N41, I92, 230, 76, I23, N73 and W4.

External Wall Fire Review rating - B1 – The EWS1 that was conducted by a surveyor accredited by the Institution of Fire Engineers who states "I have concluded that in my view the fire risk is sufficiently low that no remedial works are required.

## KEY FEATURES

- Two double bedrooms
- Open plan living space
  - Fitted kitchen
  - Modern bathroom suite
- Tottenham Hale (Victoria Line) and British Rail
- Tottenham Hale Bus Station
  - Stansted Express
  - Chain free

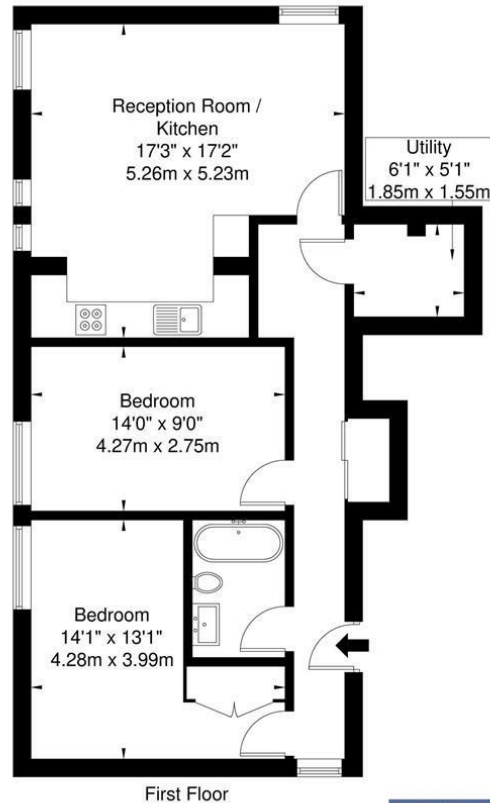






# High Cross, N17 9NR

Approx. Gross Internal Area = 68.7 sq m / 739 sq ft

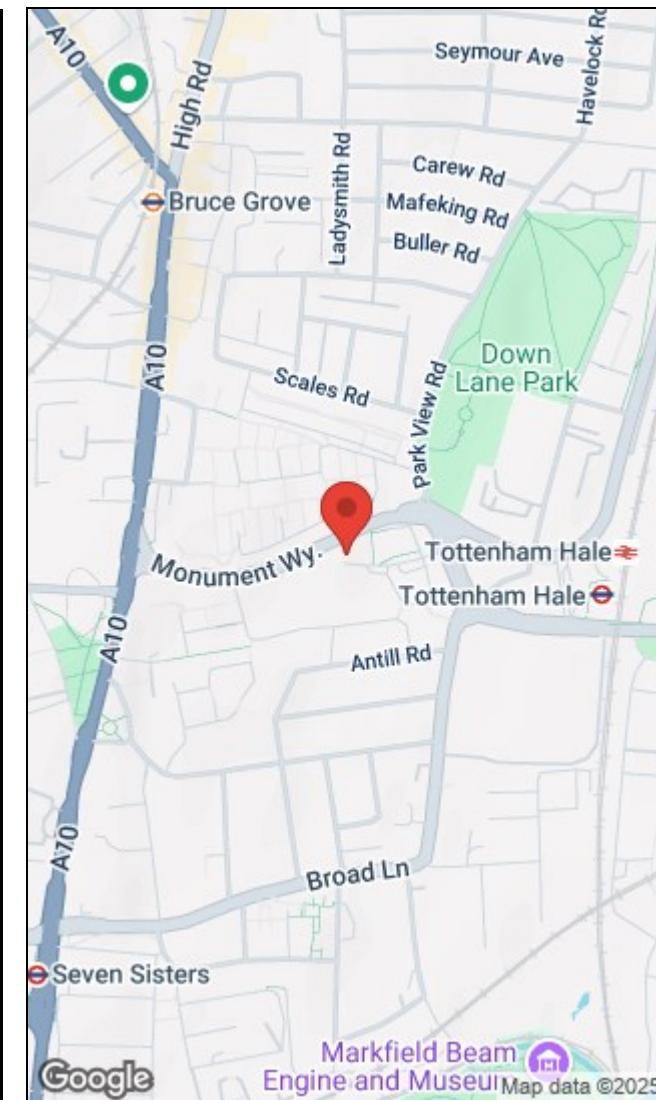


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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		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	
	71		73
	74		76
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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