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# Kessock Close, London, N17 9PN

Guide Price £375,000



## Spacious Two-Bedroom Apartment with Private Entrance and River Views

This delightful two double-bedroom apartment, located in the sought-after Ferry Lane Estate, offers its own private entrance and picturesque views of the River Lea. Just moments from Tottenham Hale Station (Victoria Line), this residence provides exceptional convenience and modern living in a vibrant area.

The apartment features two generously sized double bedrooms, one with built-in wardrobes measuring 18ft and the other at 14ft. The reception room, with direct access to a private balcony overlooking the River Lea, is perfect for enjoying tranquil views. The kitchen includes a variety of wall and base units for practical storage, and an additional office/storage space has been cleverly created in the reception room with a stud wall, which can easily be removed to expand the living area if desired.

Nestled close to the Walthamstow Wetlands, Tottenham Hale Bus Station, and a range of amenities, residents will enjoy easy access to both nature and urban conveniences. Haringey Council offers residents' parking permits, ensuring practical parking solutions in this well-regarded community.

This charming home is an ideal retreat with space, privacy, and access to green spaces all in one inviting package.

## KEY FEATURES

- Two bedrooms first floor apartment
  - Sole use balcony
  - Fitted Kitchen
    - 731 Sq Ft
  - Own Entrance
  - Stansted Express
- Tottenham Hale (Victoria Line) and British Rail







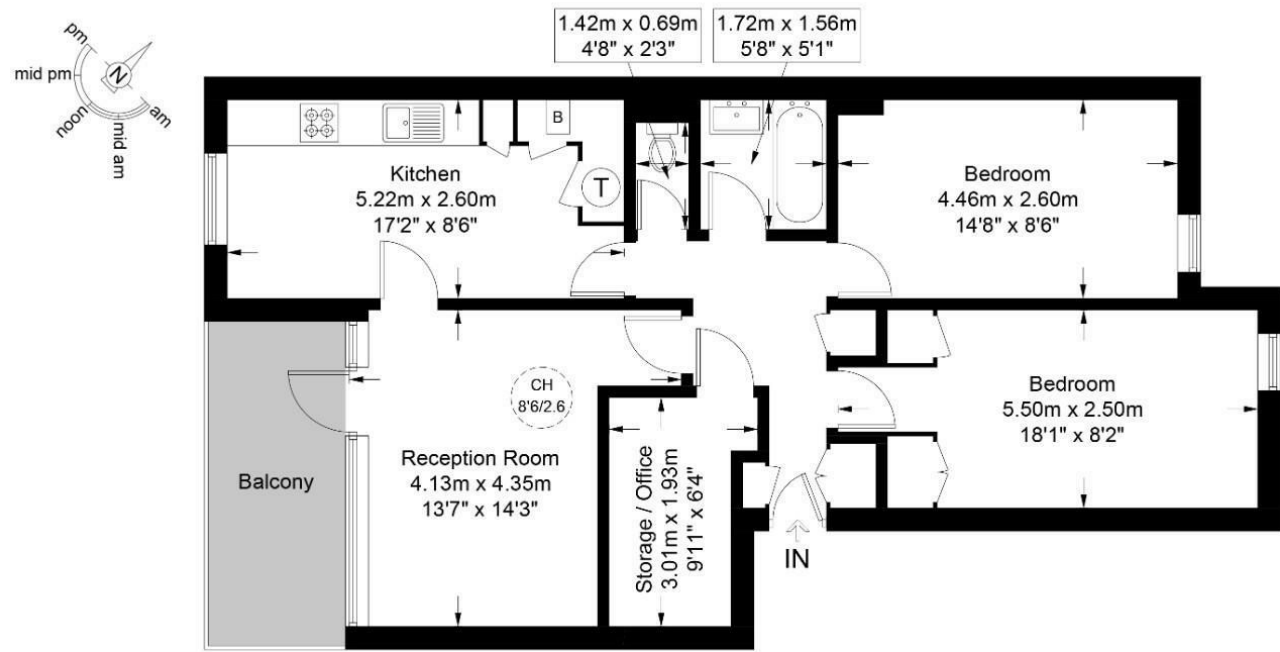






Kessock Close, N17

Approximate Gross Internal Area = 774 sq ft / 71.9 sq m



First Floor



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.



Certified Property Measurer



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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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