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2

Icons: Bed, Bath, Car, Menu, C

Ambleside Close, London

Guide Price £325,000



Built in 2006, this modern flat boasts a sleek and contemporary design that is sure to impress. The reception room, with its floor-to-ceiling windows, is filled with natural light, creating a bright and airy atmosphere perfect for entertaining or unwinding after a busy day. The property features two spacious double bedrooms, offering flexibility for a small family, a guest room, or a home office. A modern bathroom suite and built-in storage add to the practical appeal of this home.

One of the most attractive features of this property is its prime location. Just moments from local shops, cafes, and restaurants, residents can enjoy vibrant neighbourhood living with all essential amenities close by. Nearby attractions include Holcombe Market, the Bernie Grant Arts Centre, Tottenham Green Leisure Centre, Down Lane Park, and Bruce Castle Park, providing plenty of green spaces for leisure and relaxation. Additionally, the Walthamstow Wetlands are within walking distance, offering a tranquil retreat in nature.

For commuters, the property offers excellent transport links. Tottenham Hale and Seven Sisters Underground stations on the Victoria Line, along with Bruce Grove Overground station, ensure swift and convenient access to central London. The Stansted Express makes airport travel easy, and a variety of bus routes from High Road, N17, provide further connectivity to the city centre.

Service Charge Annually: £2,099.40 (Including Insurance)
Subject to yearly review

Council Tax Band: C
EPC Rating: C

Lease is 189 from 31st January 2006

Agents note:

We have seen a copy of the building certificate act 2022, confirming the following:

On 14th February 2022 the landlord under the lease was responsible for the relevant defect or associated with a person responsible for a relevant defect. (The definition of 'responsible' is set out in paragraph 2(3) of Schedule 8 to the Building Safety Act 2022.)

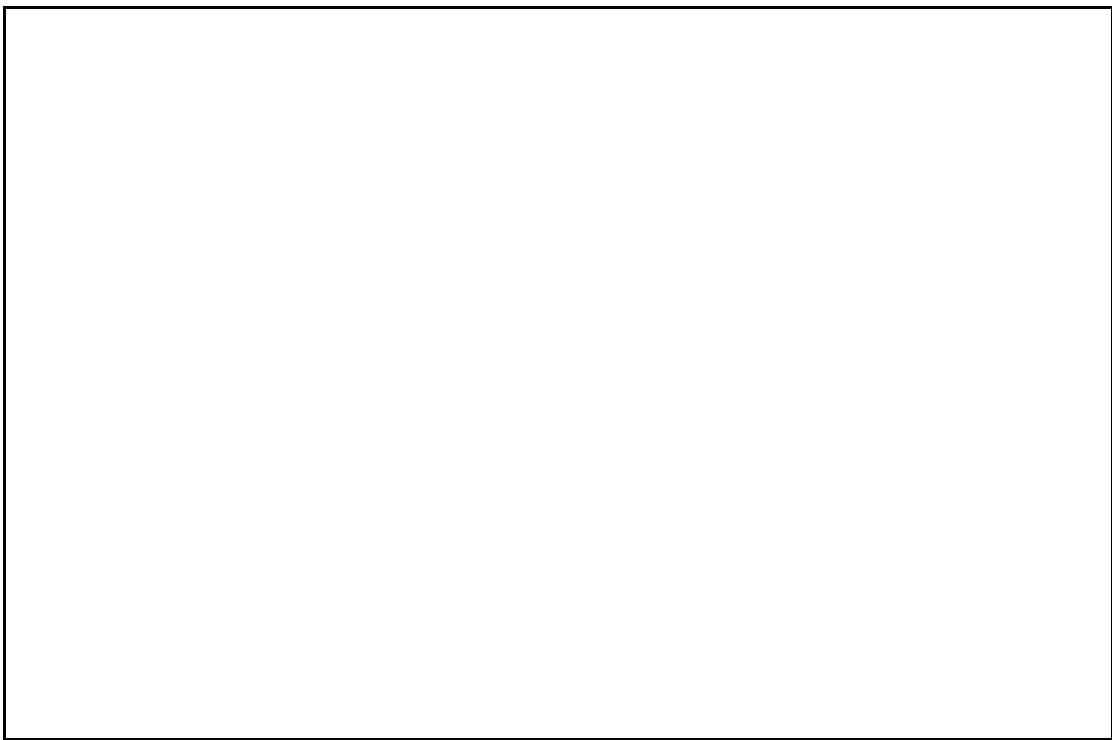


KEY FEATURES

- Two bedroom third floor apartment
 - Open plan
 - Lift access
 - Gated development
- Seven Sisters and Tottenham Hale (Victoria Line & Overground) and Bruce Grove (Overground)
 - Stanstead express
- Down Lanes Park, Bruce Castle Park & Museum
 - Holcombe Market
 - Council Tax: C
 - EPC Rating: C

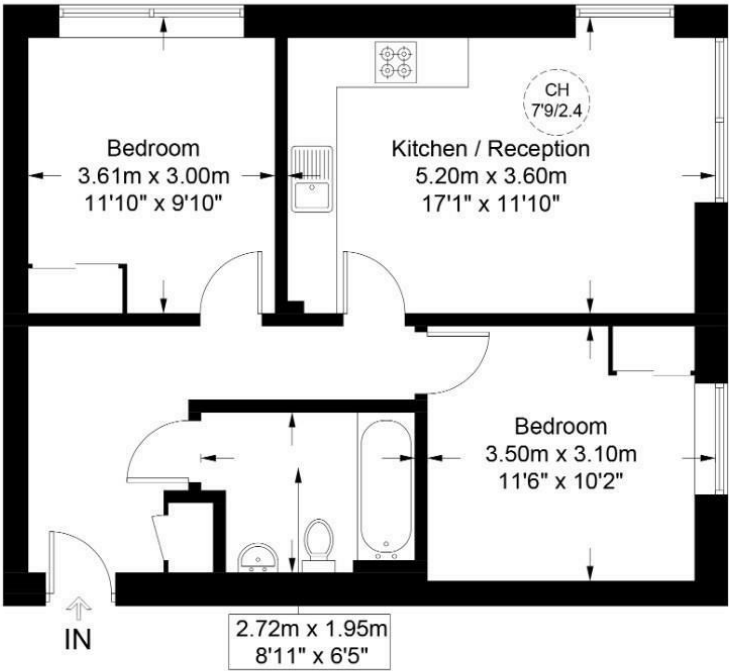






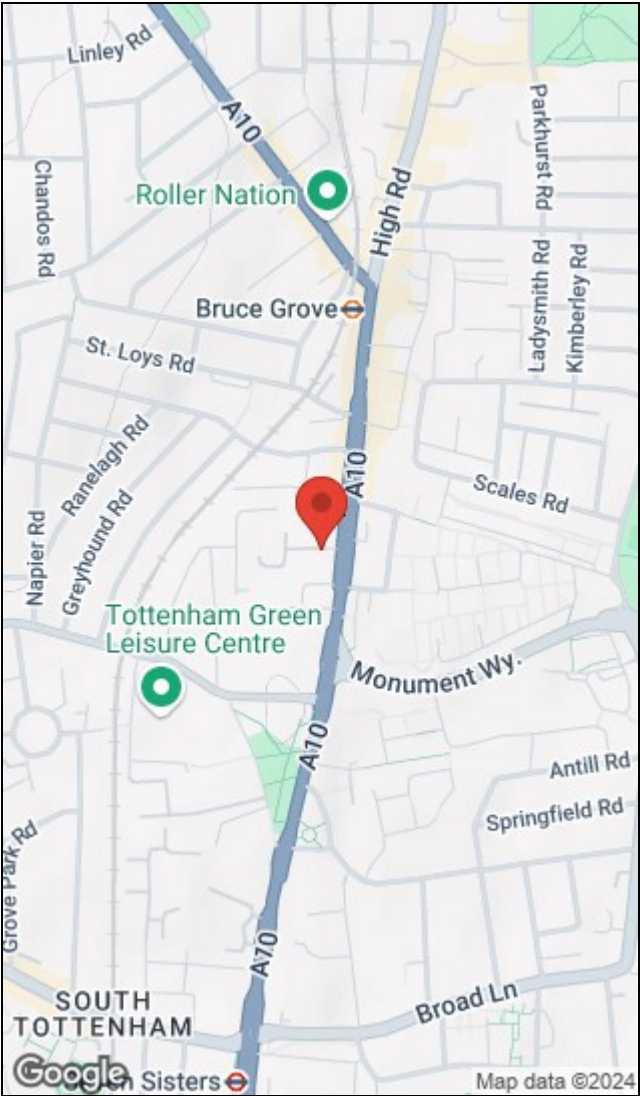
Lauriston Apartments, N17

Approximate Gross Internal Area = 581 sq ft / 54.0 sq m



Third 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.



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

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