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# Isobel Place, London

## Asking Price £375,000



A generous two double bedroom apartment, situated on the third floor within this well regarded development in N15.

This wonderful property benefits from a large sole use balcony that has beautiful views of the city London, open plan living space, two double bedrooms, modern bathroom suite and ample storage.

Giving you an extremely bright and warm feeling with laminate flooring, floor to ceiling windows, spacious living space and wonderful balcony spanning the length of the apartment all in this popular development that has its own unique neighbourly community.

This gated development has a wonderful community spirit, and is situated within moment from Seven Sisters tube (Victoria Line and British rail).

The location is truly enviable because you have the tranquillity and serenity of modern living with a caring community just behind the Tottenham Town Hall, while a dynamic yet lively north London culture is on your step.

Having access to the many eateries, bars and taverns with the Bernie Grant Art centre behind the building, the Tottenham Green Leisure and Pools and public administration and the Artisan Food market can be seen from your window.

Easy access to shops and amenities but also the Seven Sisters underground station is on your doorstep, taking only 10 minutes to King's Cross. There is also Seven Sister BR and Tottenham Overground as well, Stansted Express taking you direct to the airport.

The management agent confirmed the following :

In that correspondence we confirmed that following legal advice we would not be recharging any costs to qualifying leaseholders for cladding or non-cladding related works required to remedy historic safety defects.

Lease remaining 88 years

Service charge including ground rent is £ £290.54 per month.

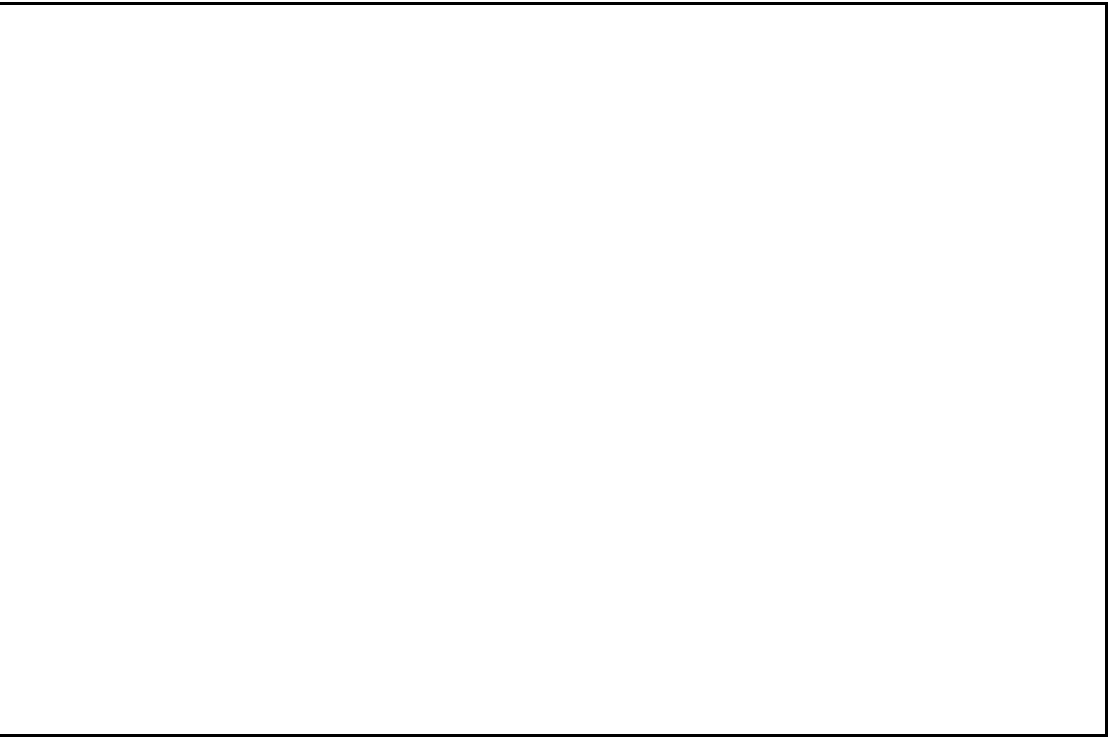
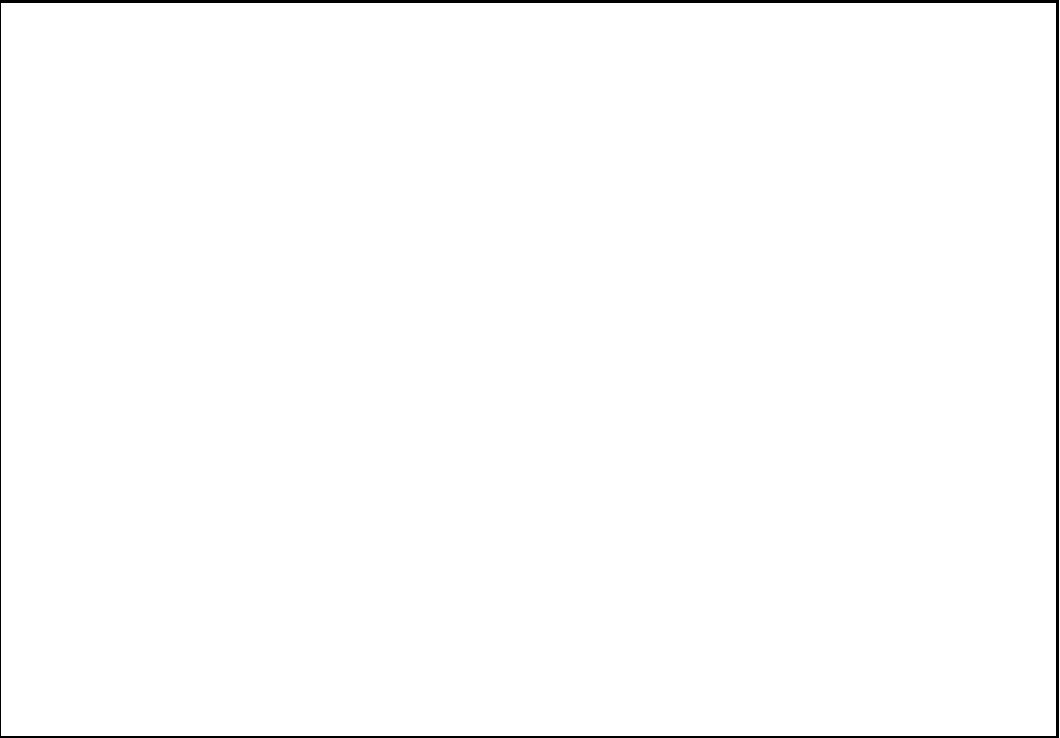
Please contact the Hunters Tottenham sales Team to arrange a viewing.  
Here to get you there! By your local property agency with a network of 270 offices.

## KEY FEATURES

- 750 sq ft
- Wonderful views
- Two double bedrooms
- Sole use balcony
- Great Condition
- Gated development
- Seven Sisters Station (Victoria Line and BR)
  - EPC C

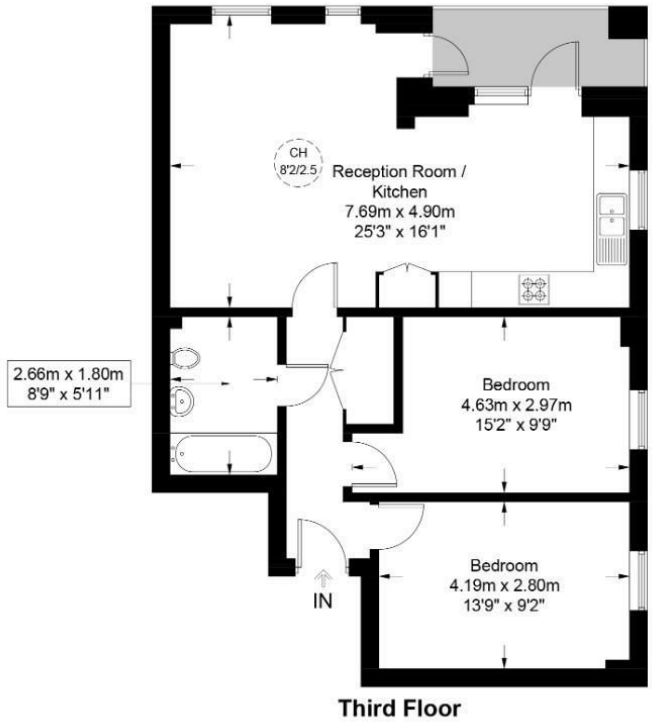
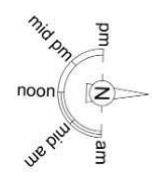






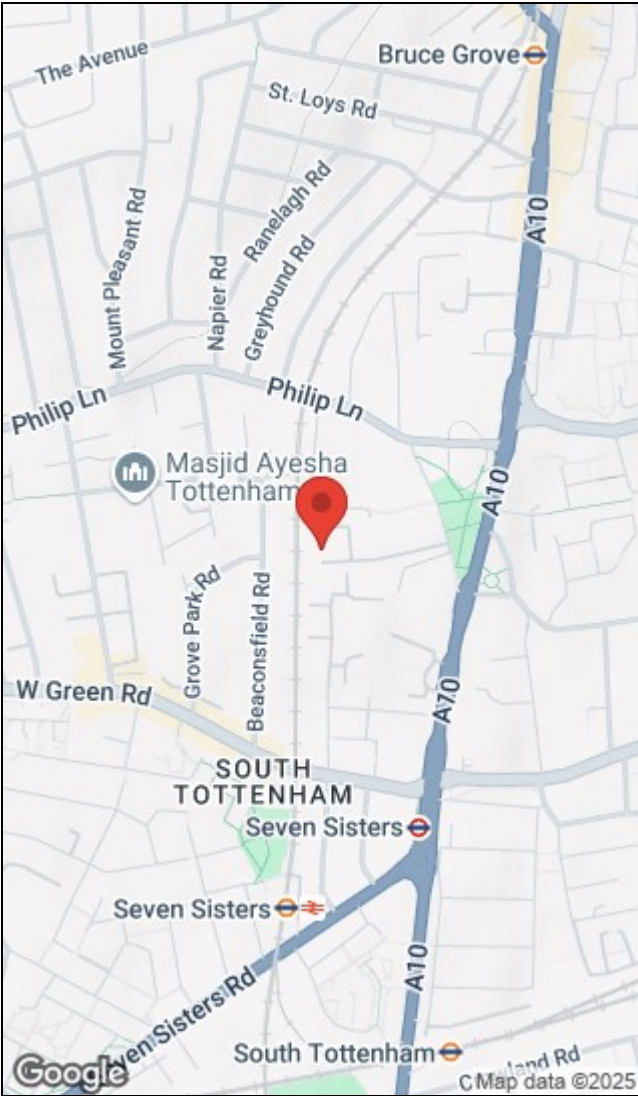
Isobel Place, N15

Approximate Gross Internal Area = 750 sq ft / 69.7 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 <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			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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