



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Stamford Road, London, N15

## Offers In Excess Of £450,000



A well-proportioned two bedroom maisonette with private west facing garden, Chain Free.

This bright and spacious two bedroom maisonette offers stylish open plan living with direct access to a beautifully maintained sole use west-facing garden, perfect for making the most of long summer afternoons in the sun.

Two generously sized double bedrooms are complemented by a contemporary shower room with W.C. The modern kitchen is seamlessly integrated into the open-plan living space, creating a warm and sociable setting—ideal for both relaxing and entertaining. The property also benefits from newly fitted laminate flooring throughout, adding to its clean and modern feel.

An excellent choice for first-time buyers, this charming home provides comfort, natural light, and a fantastic location with superb connectivity.

Ideally positioned equidistant between Seven Sisters and Tottenham Hale stations, both within easy walking distance, the property enjoys outstanding transport links as well as easy access to a wide range of local cafés, shops, and amenities.

South Tottenham is a vibrant and increasingly popular neighbourhood, offering riverside walks along the Lea, the expansive green spaces of Walthamstow and Lee Valley Marshes, and excellent leisure options on your doorstep.

#### Key Features:

- Private west-facing garden
- Newly installed boiler providing efficient heating and hot water
- Close to Tottenham Hale Retail Park for a wide choice of shops and cafés
- Positioned near the Heart of Hale regeneration zone—a £600m development bringing new homes, cafés, shops, and landscaped public spaces
- Excellent nearby green spaces including Markfield Park (under 3 minutes), the Lea Valley Canal, and Tottenham Marshes
- Local Tesco and Lidl supermarkets within easy reach
- Secure bicycle storage located outside the front door
- Electric vehicle charging station available on Stamford Road

#### Lease Details:

- 999 years from 3 June 1970
- Peppercorn ground rent of £30 per year
- No service

284 High Road, Tottenham, London, N15 4AJ | 0208 261 7570  
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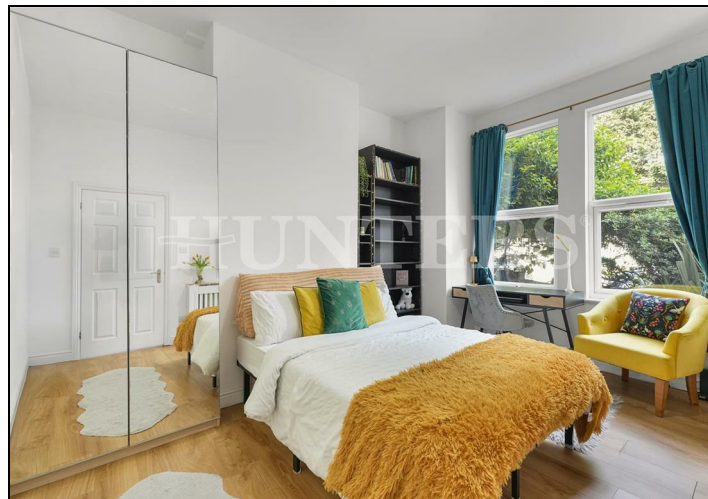
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## KEY FEATURES

- Two double bedrooms
- West facing sole use garden
  - Open plan living
- Easy Access To Seven Sisters, Tottenham Hale Underground Stations (Victoria Line)
  - Stansted Express
- Tottenham Hale Retail Park
- Close To The River Lea
  - Chain Free



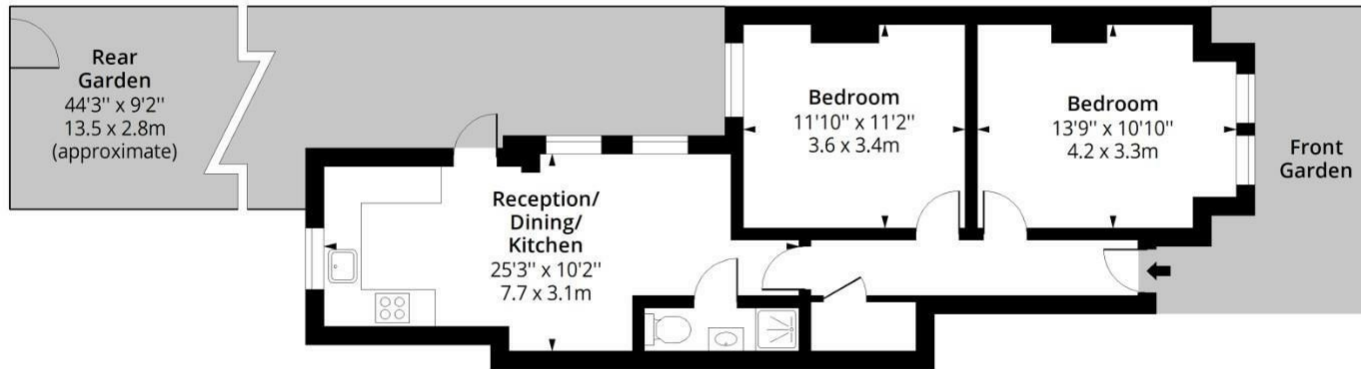
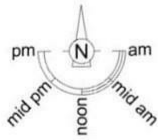






## Stamford Road, N15

**Approximate Gross Internal Area = 1044 Sq Ft - 96.99 Sq M**

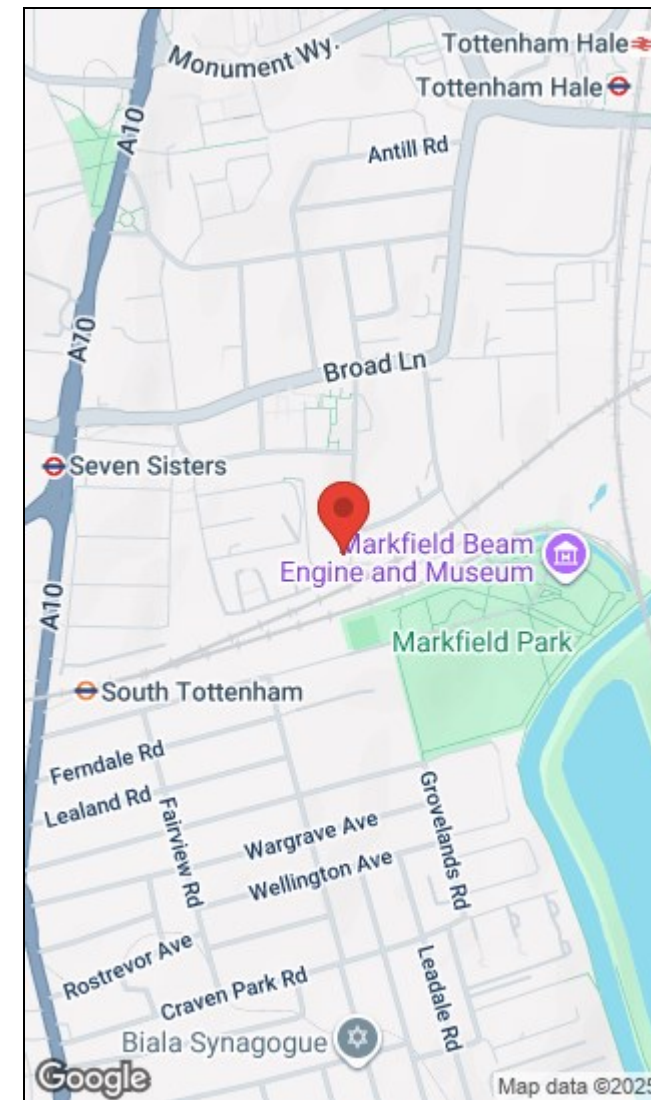




## Ground Floor

Floor Area 593 Sq Ft - 55.09 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	69	78	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	68	80
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>			<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		

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