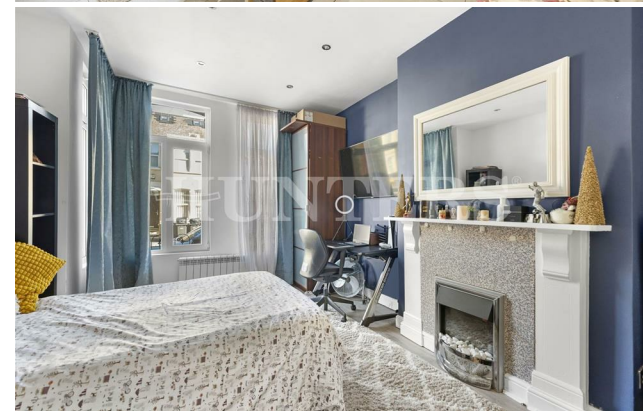




Howard Road, Stamford Hill

- Share of freehold
- Sought after location
- Close to amenities
- 581 internal sq ft
- Council Tax - B
- West facing private sole use garden
- Short walks to South Tottenham station and Seven Sisters underground station
- Ideal for first time buyers, young professionals or downsizers alike
- EPC - C

Asking Price £420,000



Tenure: Leasehold

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Howard Road, Stamford Hill

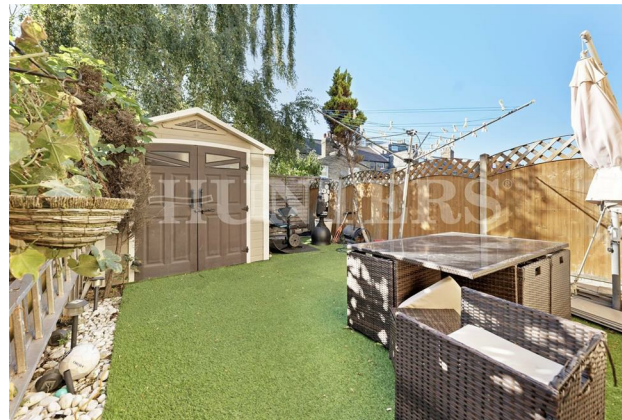
DESCRIPTION

Tucked away on the charming and tree lined Howard Road, this well presented one bedroom ground floor garden flat offers a rare combination of space, character, and outdoor living. With a generous 581 sq ft of well arranged internal space.

The front reception is a true retreat, peaceful and well proportioned, currently used as a bedroom but can seamlessly be transformed back to its original purpose.. To the rear of the property lies a private sole use garden and tranquil space. with access from the part tiled kitchen. Whether you're enjoying your morning coffee on the patio or hosting friends for a summer evening barbecue, this garden extends your living space and offers a rare slice of outdoor calm in a vibrant urban setting.

Further benefits include a share of the freehold, adding peace of mind and long term security. Situated just a short walk from Seven Sisters and South Tottenham stations, with excellent transport links into central London, this flat strikes the perfect balance between convenience and comfort. Ideal for first time buyers, downsizers, or anyone looking to enjoy a quiet, well proportioned flat with all the energy of North London right on your doorstep.

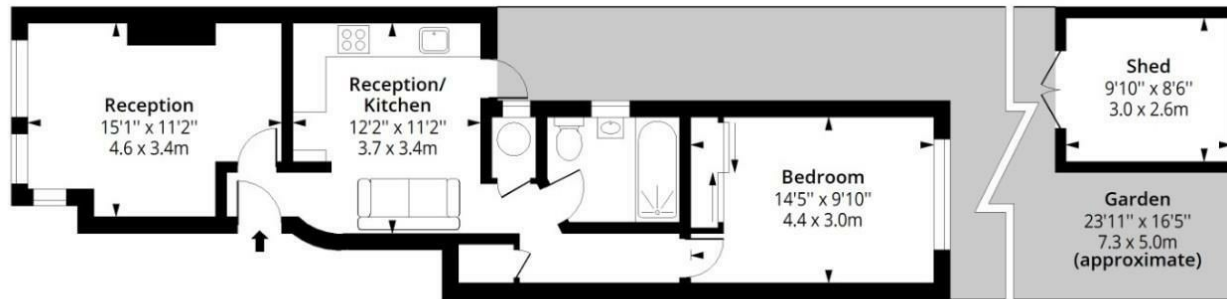
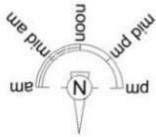
Lease - Share of freehold - 990 years
Service charge - £0
Ground rent - £50 per year



Howard Road, N15

Approximate Gross Internal Area = 581 Sq Ft - 53.97 Sq M

Council Tax: B



Ground Floor

Floor Area 581 Sq Ft - 53.97 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.

Viewing

Please contact our Hunters Tottenham Office on 0208 261 7570 if you wish to arrange a viewing appointment for this property or require further information.

284 High Road, London, N15 4AJ

Tel: 0208 261 7570 Email:

tottenham@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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