



122 TOTTENHAM ROAD N1 4DY

£450,000
FREEHOLD

Nestled on the desirable Tottenham Road, this beautifully presented studio apartment offers a fantastic opportunity for first-time buyers or those in search of a chic city base, with the added benefit of owning the freehold.

Boasting a smart, well-defined layout, the apartment features a cleverly separated bedroom area, distinct from the open-plan kitchen and living space. The modern kitchen is equipped with sleek cabinetry and premium finishes, perfect for both cooking and entertaining. The wood-style flooring throughout adds a touch of warmth and character, while ample storage space ensures practicality for everyday living.

The apartment's prime location provides easy access to Dalston Junction Station and Dalston Square, offering excellent transport links to the City and beyond.

Hemmingfords

Tottenham Road, N1 4DY

Approx Gross Internal Area = 31.5 sq m / 339 sq ft

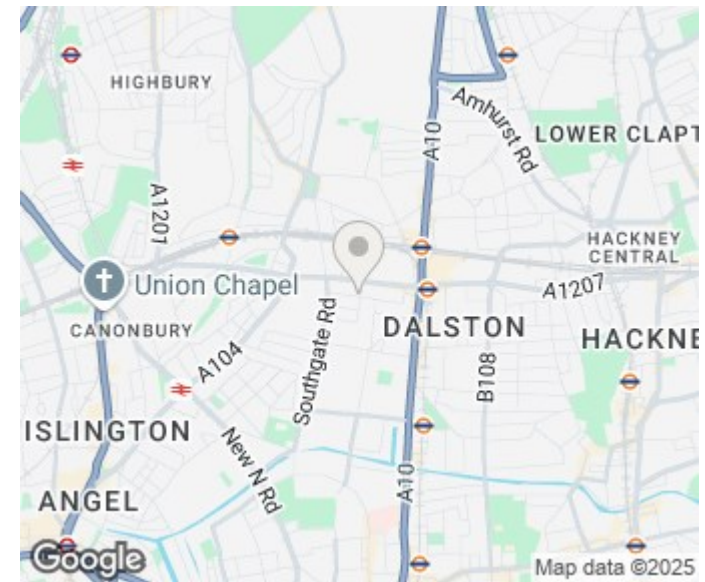


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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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