



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£325,000

- One Bedroom Flat
- Spacious Rooms
- Own Section Of Garden
- Approx. 99 Year Lease
- Ground Floor
- Close to station and local amenities
- Council Tax Band B

2 DORSET ROAD, TOTTENHAM, LONDON, N15 5AJ



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

CONTACT: 020 8506 9800
loughton@clarkehillyer.co.uk
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Entrance

Via own door

Porch

5'9" x 3'1"

Double glazed window to side aspect with obscured glass, vinyl covered flooring, doors to...

Lounge

12'1" x 12'5"

Carpet, power points, TV points, phone points, double glazed sash window to rear aspect, radiator, doors to...

Bedroom

12'1" x 12'5"

Carpet, double glazed sash window to front aspect, power point.

Kitchen

7'2" x 7'3"

Tiled floor, double glazed sash window to side aspect, free standing fridge freezer, washing machine, integrated oven and electric hob, stainless steel extractor fan, wall mounted combination boiler, wall and base units, stainless steel sink unit with drainer, part tiled walls.

Bathroom

7'2" x 6'0"

Double glazed sash window to rear aspect

with obscured glass, tiled flooring, part tiled walls, wash hand basin with mixer tap, low level w/c, bath with shower attachments and glass shower screen, radiator.

Rear Garden

Patio area, laid to lawn.



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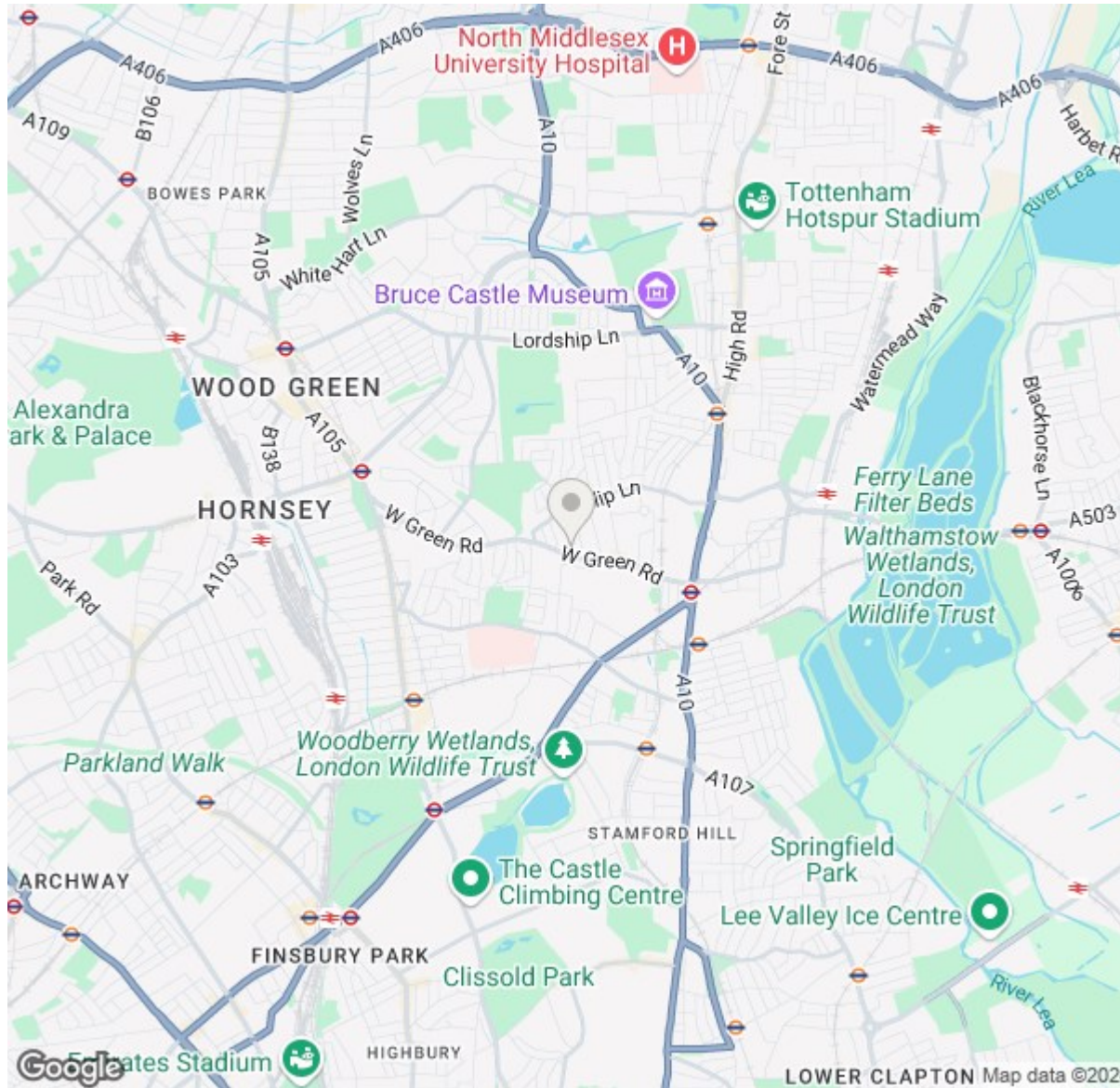
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 58 | 74 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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