

MOUNT PLEASANT

THOMAS
JAMES



This two bedroom apartment on the first floor of an end of terrace Victorian house in a quiet residential street in South Tottenham is close to local shops and green spaces, and has excellent transport connections to central London.

Mount Pleasant, N17
Asking Price £425,000
Share of Freehold
Service charge: £0
Ground rent: £0

First floor apartment
Two double bedrooms
Victorian period features
Quiet residential location
Excellent natural light
0.7m to Seven Sisters

Haringey Council
CT: Band C
EPC: C

by appointment only
info@thomasjameskw.com
020 8226 0068

This spacious apartment offers great lateral space, with almost 700 square feet in a logical layout that maximises room sizes and has great natural light from windows on three sides of the property and in all rooms including the bathroom. It's in excellent condition throughout, with neutral décor and complementary honey-toned natural wood features. The ground floor front door leads up to a central hallway with the living room towards the front of the apartment, the second bedroom at the rear, and the main bedroom, bathroom and kitchen in between.



The living room has fantastic natural light from two large east-facing windows and plenty of space for a large dining table and sofas. A cast-iron fireplace provides the focal point and a beautiful stripped wood floor adds warmth. The well-equipped galley kitchen has fitted wall and floor cabinet and space for freestanding appliances.



The main bedroom has two bespoke built-in cupboards and a window with view towards the rear garden. The adjacent bathroom has a bath with a shower and glass screen, a neat washbasin console, a modern WC, and a heated towel rail. Tasteful green metro tiling, and a large frosted window create a calm ambience. The second double bedroom at the rear of the property has a large west-facing window with garden views. The property has double glazed windows and gas central heating.



LOCAL LIFE

There's a thriving local shopping parade along nearby Philip Lane, just a couple of minutes' walk from the property.

Transport connections are excellent. Seven Sisters Station is a local transport hub, on the Victoria Line, Overground and national rail, with fast direct journeys to King's Cross (8 min), the West End (13 min) and the City (17 min).

There's great access to green spaces, with award-winning Downhills Park, home to a popular community café, less than a ten minute walk from your door, and the extensive Walthamstow Wetlands about a mile away.



Links

[Location >](#)

[Transport >](#)

[Video >](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Ground Floor
2.76 sq.m. (29.71) approx.

First Floor
61.62 sq.m. (663.27 sq.ft.) approx.



TOTAL FLOOR AREA : 64.38 sq.m. (692.98) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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