

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Springfield Road

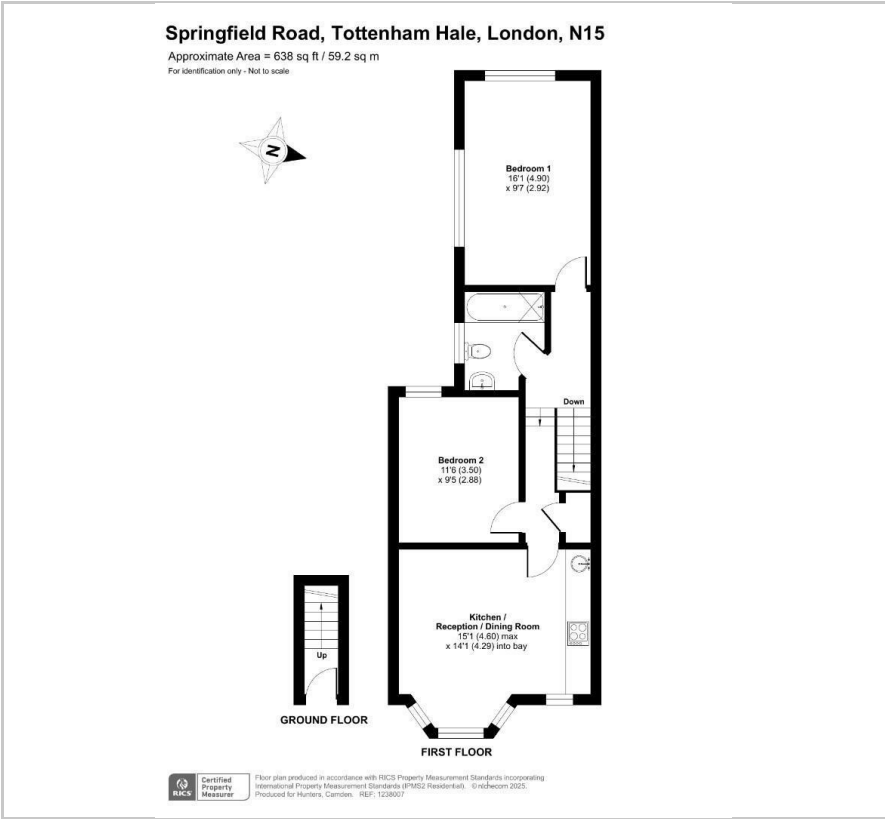
Tottenham Hale, London, N15 4AY

Asking Price £469,000

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Council Tax: B

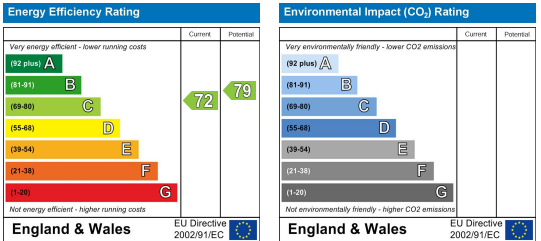
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

- Please contact our Hunters Camden Office on 020 7916 0313 if you wish to arrange a viewing appointment for this property or require further information.
- 2 Bedroom Flat For Sale
  - Open Plan Kitchen / Living Room
  - Share of Freehold
  - Lease Remaining 115years
  - Contemporary Newly Refurbished
  - Tottenham Hale Sought After Location
  - Excellent Amenities and Travel Links
  - Close to Tottenham Hale Shopping Centre
  - Close to Green Spaces
  - This property produces 1.9 tonnes of CO<sub>2</sub>



Hunters of Camden proudly present this beautifully refurbished two-bedroom apartment for sale, located on the first floor of a mid-terraced conversion on Springfield Road. This contemporary designed property is perfect for a young family or professionals.

Key features include, gas central heating system, double glazed windows throughout, two bedrooms (one currently used as an office), open-plan kitchen/living room, family bathroom, boarded loft for additional storage, situated in the sought-after area of Tottenham Hale, this apartment is just a short walk from Tottenham Hale Shopping Centre and Station. Viewings highly recommended, by appointment.

MATERIAL INFORMATION

**Tenure: Leasehold - Share of Freehold**  
**Lease Years Remaining: 115years**  
**Annual Ground Rent: Nil**  
**Service Charge: £350pa**  
**Ownership Share: Share of Freehold**

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.