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Victoria Crescent, London, N15

Asking Price £275,000



GUIDE PRICE - £275,000-£285,000

This charming bedroom flat is set within a well connected residential location on Victoria Crescent, N15, offering a fantastic opportunity for first time buyers or investors alike.

The property is well kept throughout, providing a comfortable and practical living space in turnkey condition. A bright reception room creates a welcoming atmosphere, while the well proportioned bedroom offers a retreat with ample natural light considering its Southwest orientation.

The flat further benefits from a functional kitchen and a neatly maintained bathroom, all thoughtfully laid out to maximise space and usability. With a long lease of approximately 98 years remaining, the property provides both security and long term value.

Ideally located just a 10 minute walk from Seven Sisters station, the property enjoys excellent transport links, with quick and convenient access into Central London in approximately 15 minutes. The surrounding area offers a range of local amenities, green spaces, and vibrant community features.

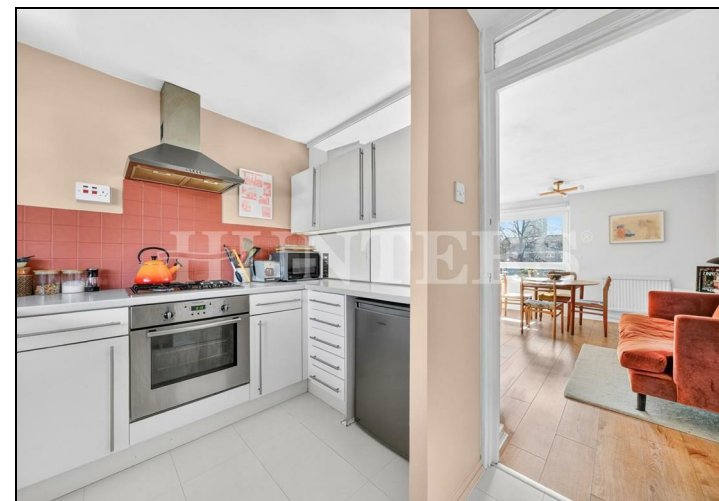
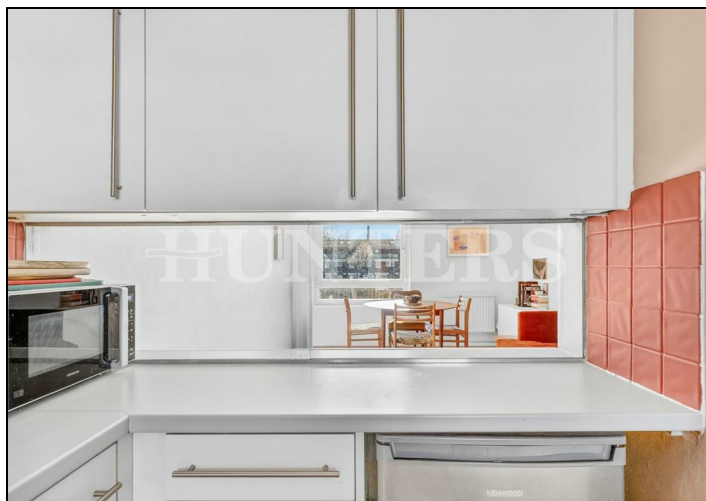
Lease - 98 years remaining

Service charge - £1791.92 per annum

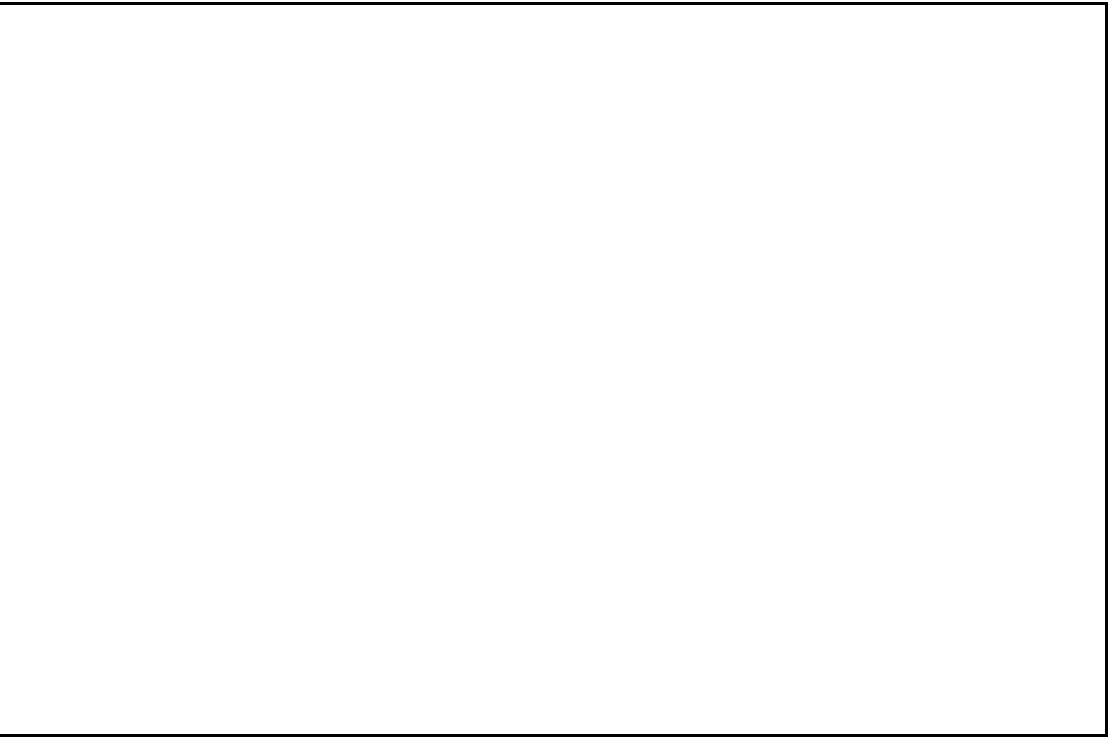
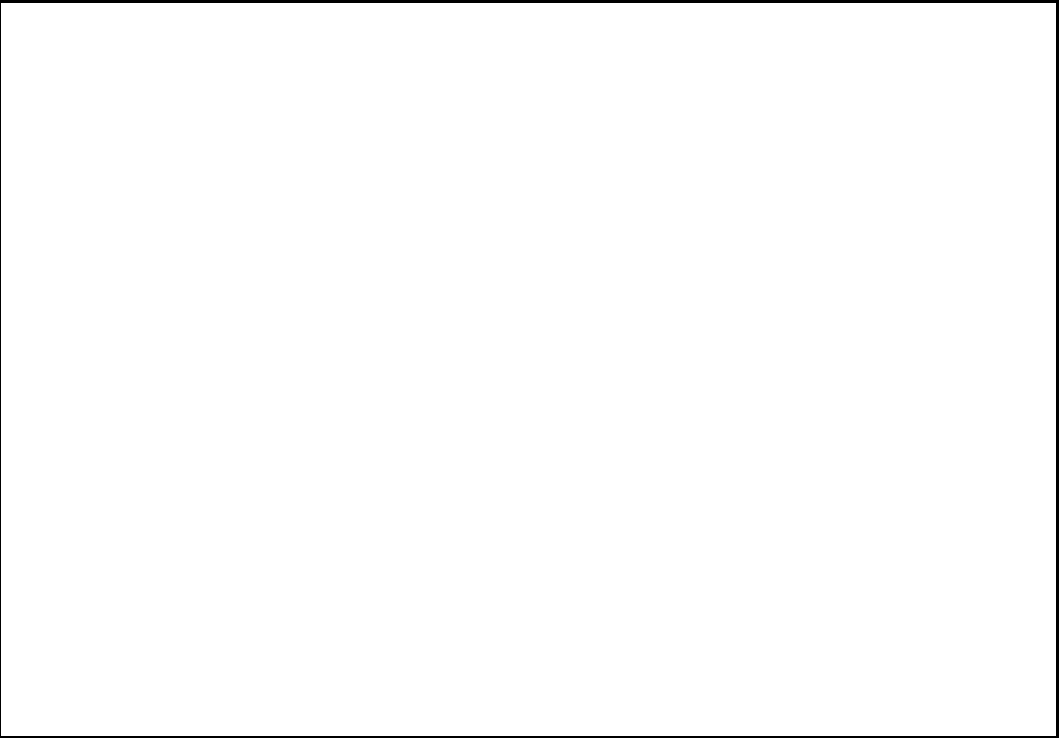
Ground rent - £10 per annum

KEY FEATURES

- Well presented
- 10 minute walk to Seven Sisters Station
(London Underground, BR Rail)
- Great for first time buyers/Investors
 - Southwest facing orientation
 - One double bedroom
 - Close to shops/amenities
 - Free estate parking permit
 - Council Tax - B
 - EPC - C

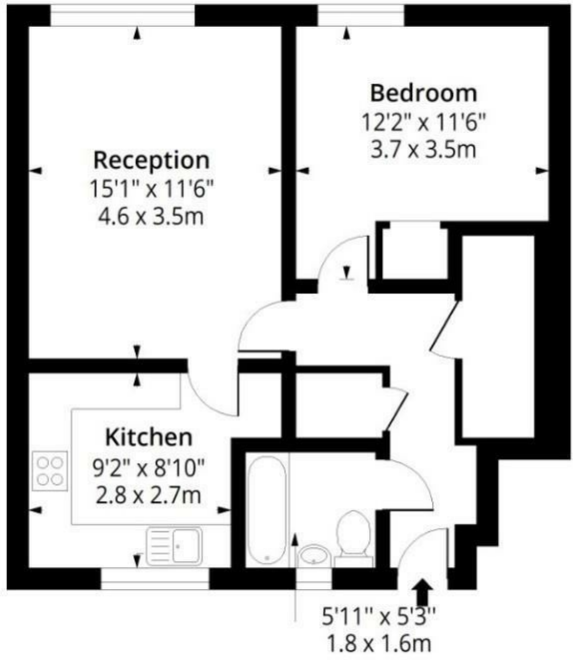
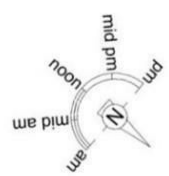






Victoria Crescent N15

Approximate Gross Internal Area = 560 Sq Ft - 52.02 Sq M

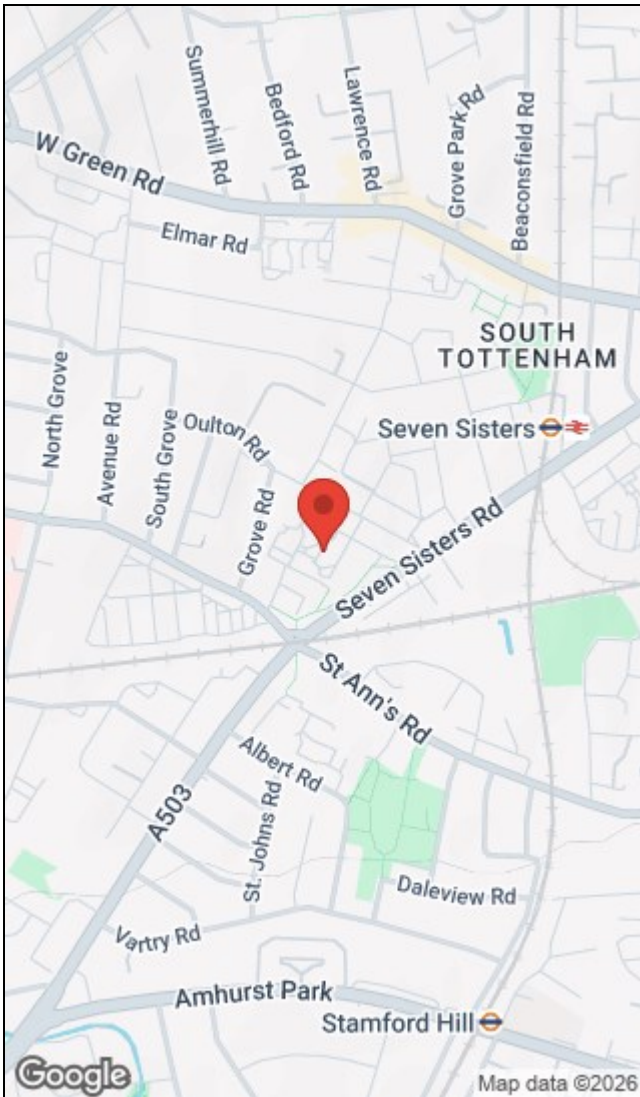


First Floor

Floor Area 560 Sq Ft - 52.02 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.



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		
77	79				
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

284 High Road, Tottenham, London, N15 4AJ | 0208 261 7570
tottenham@hunters.com | www.hunters.com



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