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Lebus Street, London, N17

Offers In Excess Of £340,000

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Spanning an impressive 848 sq ft and positioned on the 10th floor, this bright and exceptionally spacious apartment enjoys breathtaking views. Offered to the market chain free, it presents an outstanding opportunity for first time buyers, professionals and investors alike.

The accommodation comprises a spacious reception room with spectacular far reaching views, a fitted kitchen, separate dining room, two well proportioned double bedrooms and a contemporary three piece bathroom suite.

Double glazing and laminate flooring throughout the main living areas enhance the bright and welcoming feel of the home.

Situated within the highly sought after Hale Village development, the property is ideally located for commuters and those seeking a vibrant lifestyle.

Tottenham Hale Station is just moments away, providing swift access to Central London via the Victoria Line, direct services to Liverpool Street and the Stansted Express. The station is also served by a wide range of bus routes, including night services, offering excellent connections across North, East and Central London.

Residents enjoy easy access to an excellent selection of local amenities, including supermarkets, cafés, restaurants, gyms and healthcare facilities. Tottenham Hale Retail Park is nearby for everyday shopping, while the picturesque River Lea, Walthamstow Wetlands and Lee Valley Regional Park provide wonderful opportunities for walking, cycling and outdoor recreation.

Offering generous accommodation, spectacular views, superb transport links and a thriving waterside setting, this is a fantastic apartment in one of North London's most exciting and well connected neighbourhoods.

Tenure: Leasehold (189 years from 24 June 2011)
Ground Rent: Peppercorn
Service Charge: £345.24 per calendar month (including sinking fund, buildings insurance and general maintenance of the development)
EPC Rating: C



KEY FEATURES

- Spacious 848 sq ft apartment on the 10th floor
- Two double bedrooms
- Separate dining room
- Stunning panoramic views across London
- Moments from Tottenham Hale Station
- Victoria Line, National Rail and Stansted Express services nearby
- Excellent local bus and night bus connections
- Close to the River Lea, Walthamstow Wetlands and Lee Valley Regional Park
- Chain free sale
- EPC Rating C



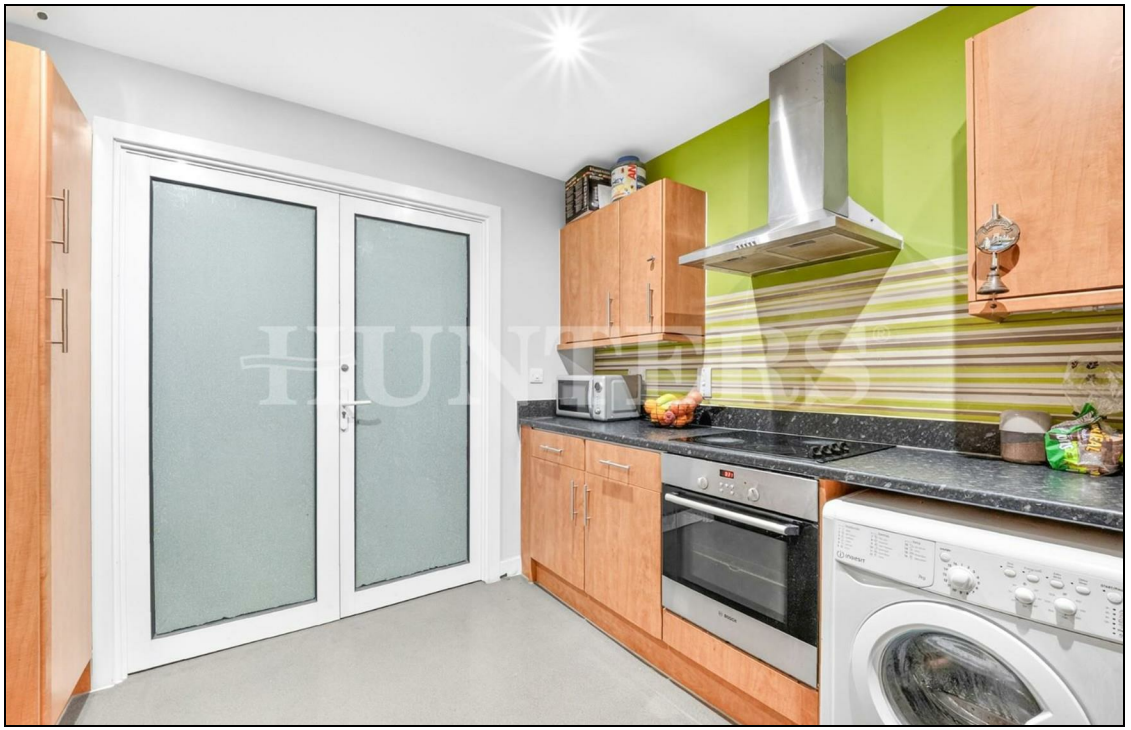




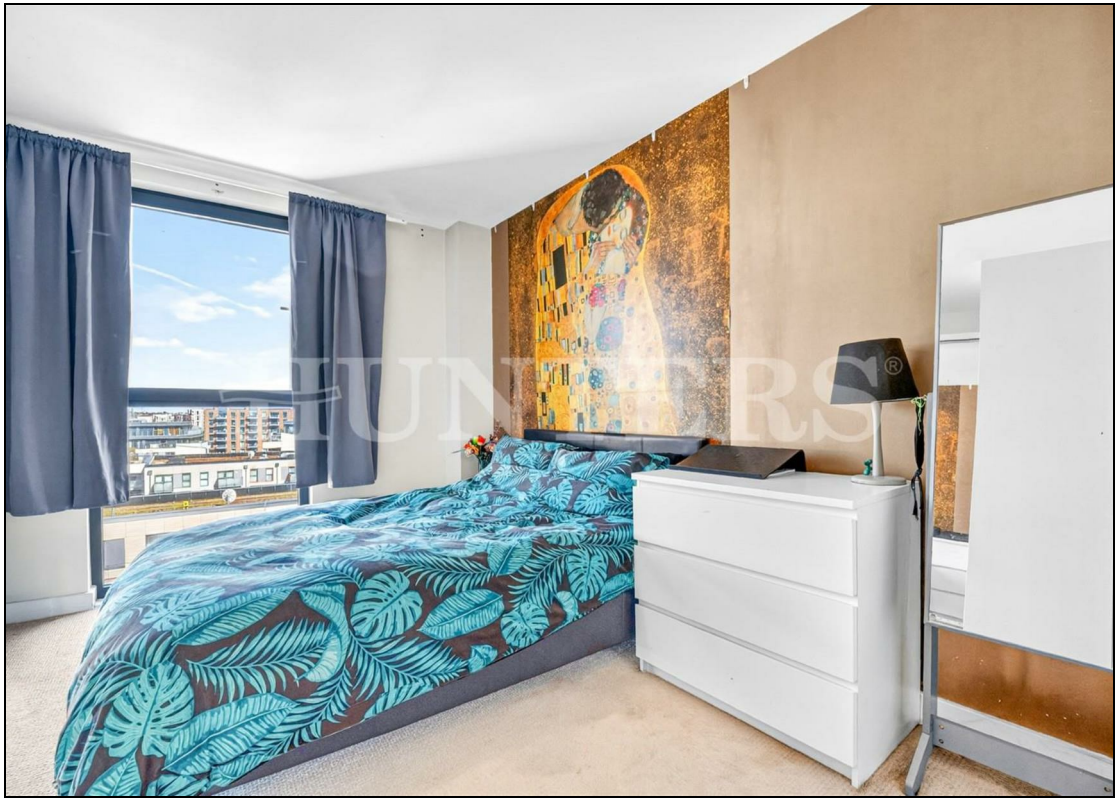








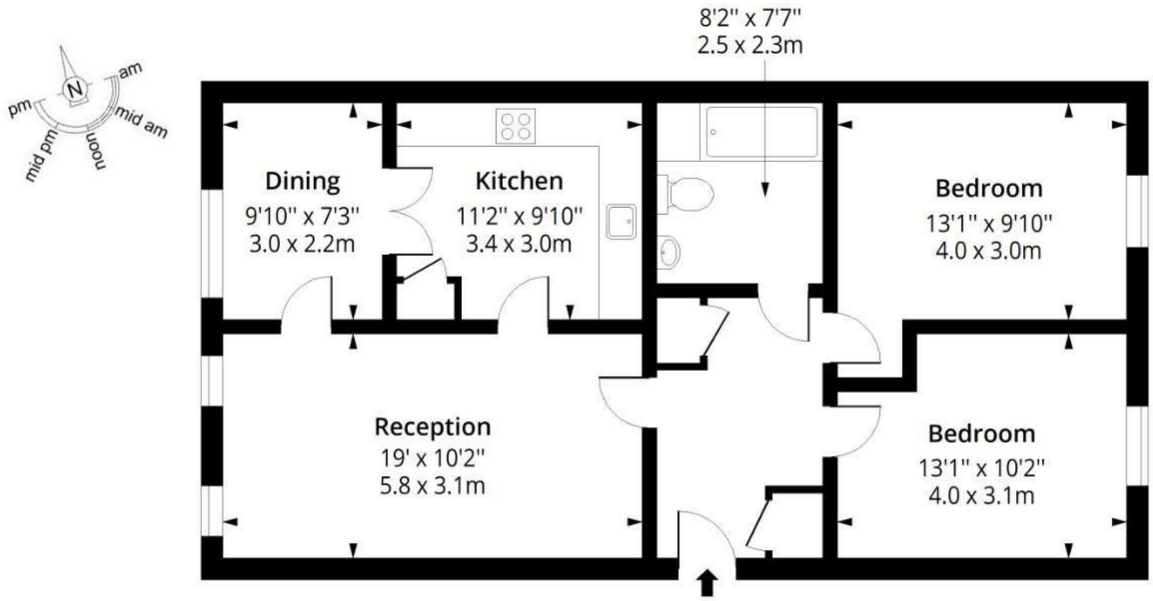






De Havilland Court N17

Approximate Gross Internal Area = 848 Sq Ft - 78.78 Sq M



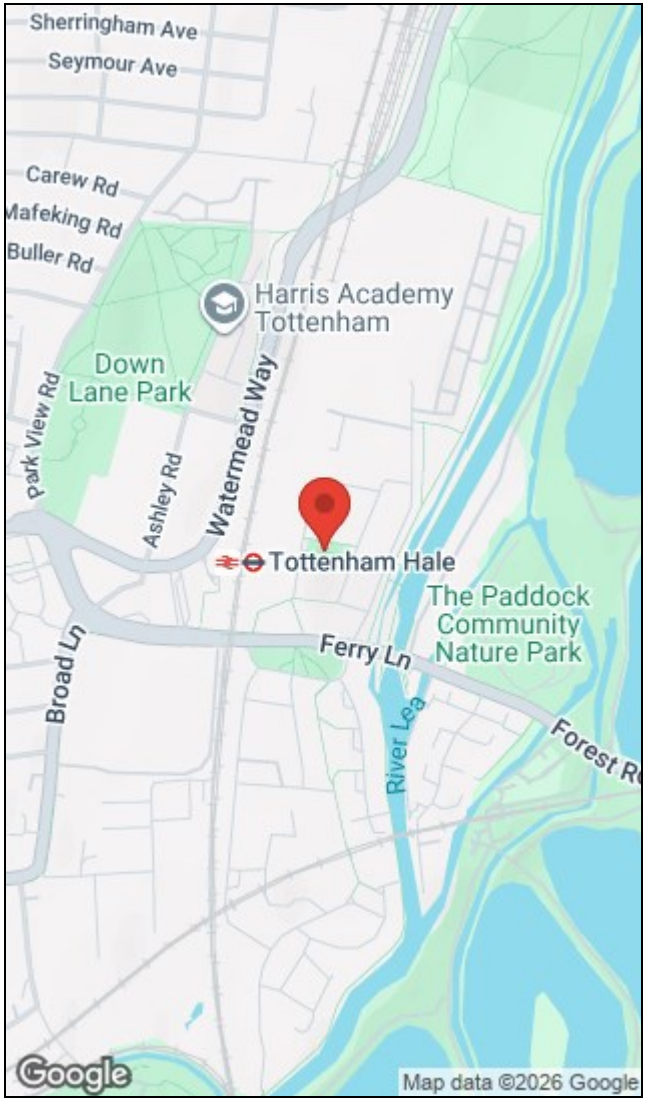
Tenth Floor

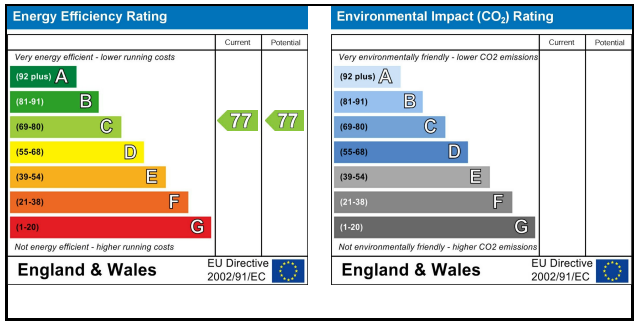
Floor Area 848 Sq Ft - 78.78 Sq M

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RICS Certified Property Measurer

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.





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The Property Ombudsman

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