
HUNTERS®
HERE TO GET you THERE
3
1
1
C

Edgecot Grove, London, N15

Asking Price £425,000

HUNTERS®
HERE TO GET *you* THERE

This very well presented three bedroom flat has been thoughtfully updated to create a bright, welcoming home with a modern yet timeless feel. Walnut wooden flooring runs throughout the property, adding warmth and character to every room, while the recent refurbishment, including new plumbing means the flat is ready to move straight into without the need for further work.

At the heart of the home is a beautifully redesigned kitchen featuring sleek grey wooden units, crisp white quartz worktops, and fully integrated appliances, combining practicality with a clean contemporary finish. The flat enjoys both southwest and east facing aspects, filling the space with natural light throughout the day, from soft morning sun to warm evening light.

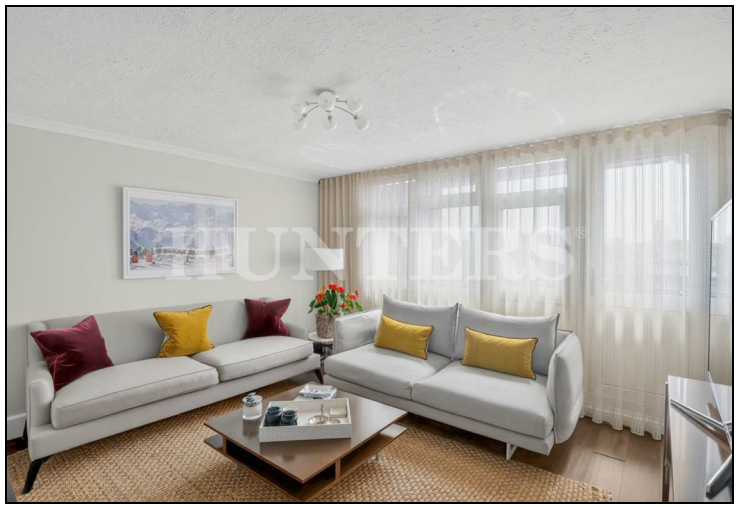
Ideally located a five minute walk from London Underground, the property offers excellent transport links while still being close to nature and amenities. Popular local green spaces including Chestnuts Park, Downhills Park and Walthamstow Wetlands are all nearby, offering plenty of opportunities for weekend walks, running, cycling, and escaping the pace of the city.

Lease remaining - 101 years
Service charge - £309.50 pcm
Ground rent - £10 per annum



KEY FEATURES

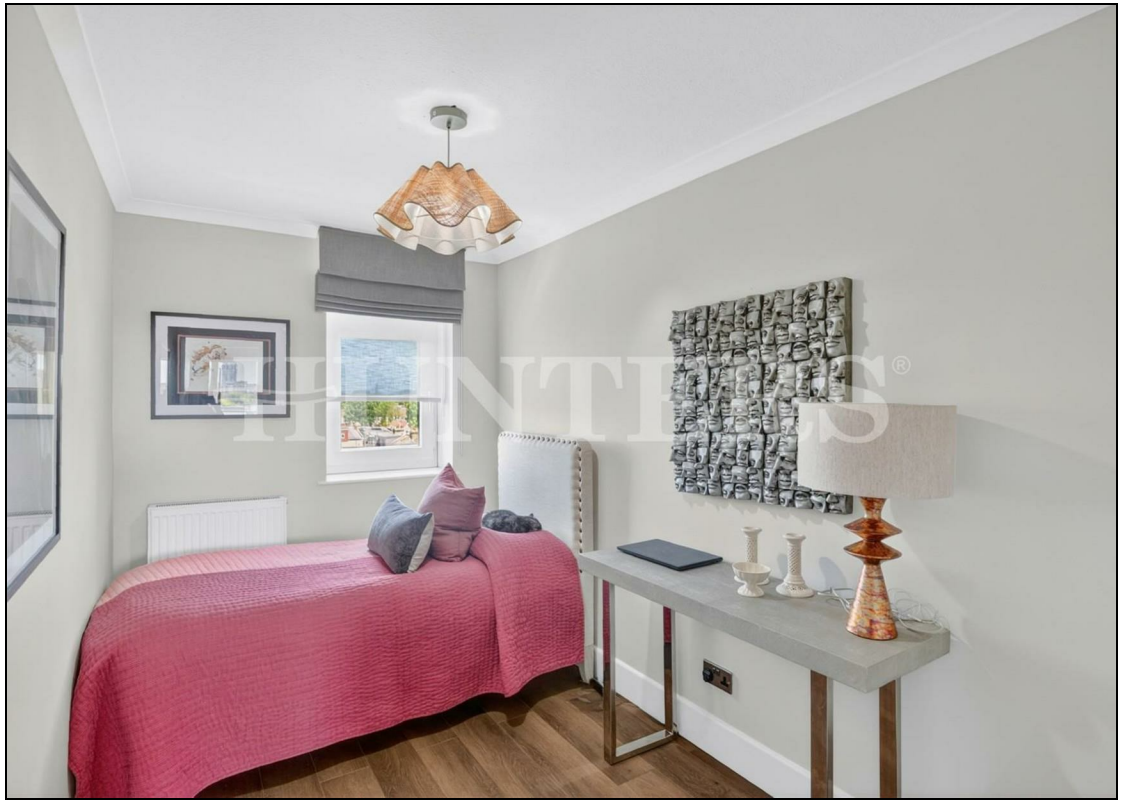
- Three bedroom flat
- South west and east facing orientation
- Newly renovated
- Walnut wooden flooring throughout
- 100+ year lease
- Quartz worktops
- Close to amenities and green spaces
- 5 minute walk to Seven Sisters station









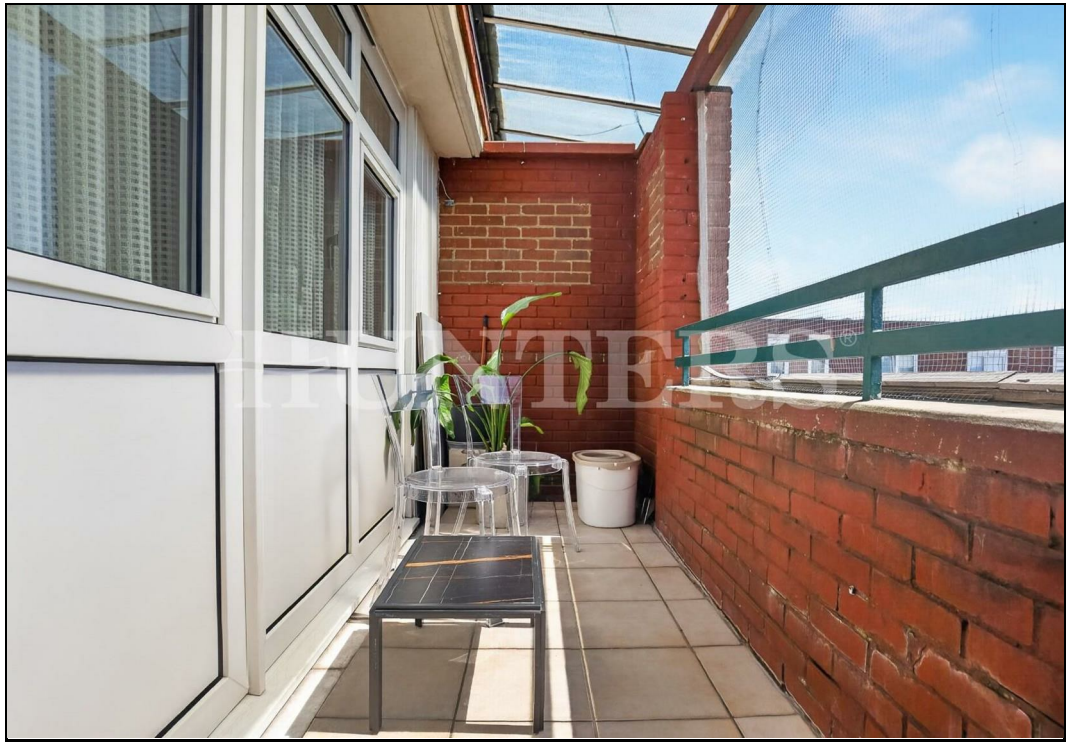






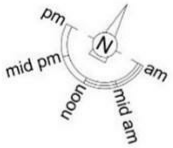


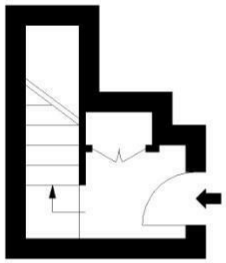




Edgecot Grove N15

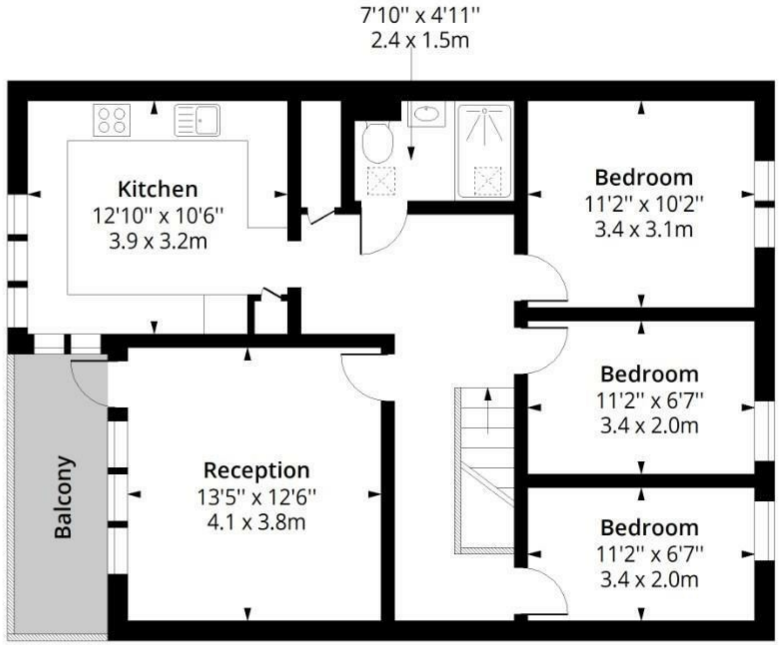
Approximate Gross Internal Area = 904 Sq Ft - 83.98 Sq M





Fourth Floor

Floor Area 58 Sq Ft - 5.39 Sq M



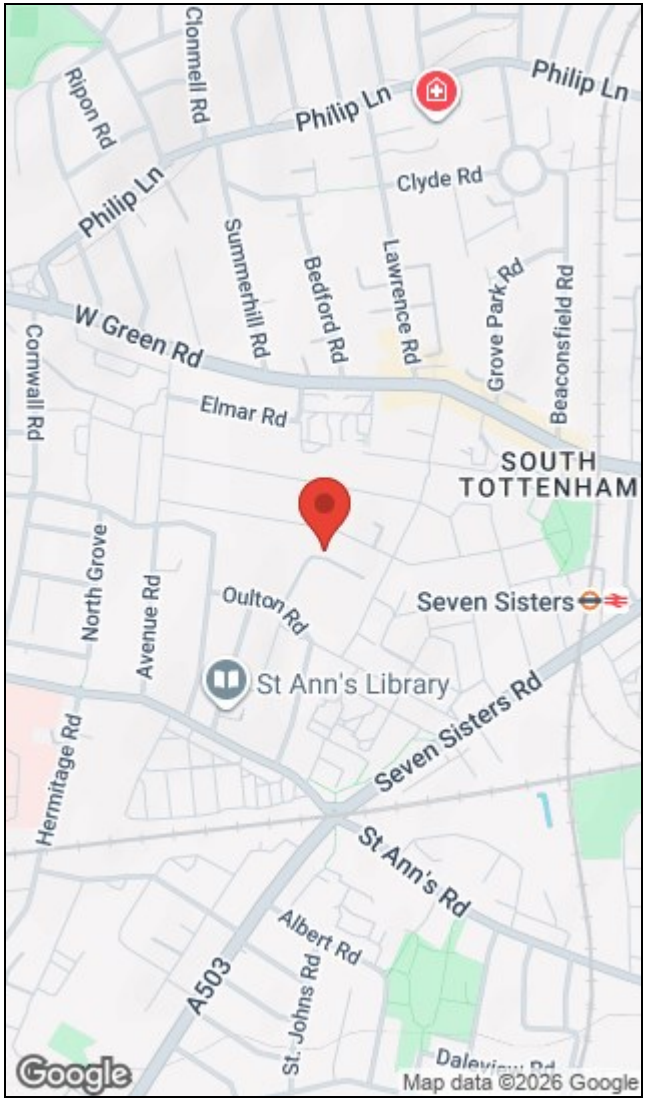
Fifth Floor

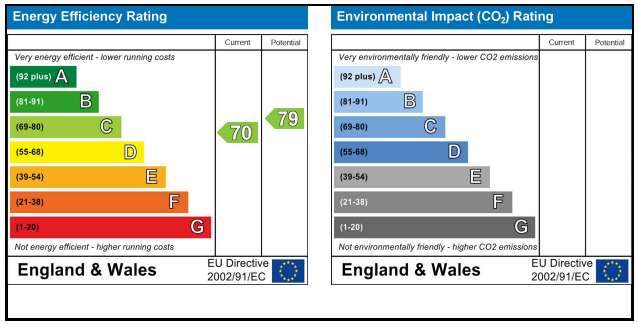
Floor Area 846 Sq Ft - 78.59 Sq M

HUNTERS

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.





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

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

This Hunters business is independently owned and operated by Alexander Williams Ltd : Registered Address: 284 High Road, London, England, N15 4AJ : Registered Number: 10411714 England and Wales : VAT No: 255 9446 70 with the written consent of Hunters Franchising Limited.