



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Beaconsfield Road, London | Asking Price £400,000  
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### 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.

Available chain-free is this two-bedroom first-floor flat set within a Victorian conversion offering bright and well-proportioned accommodation with the significant advantage of an impressive 141-year lease.

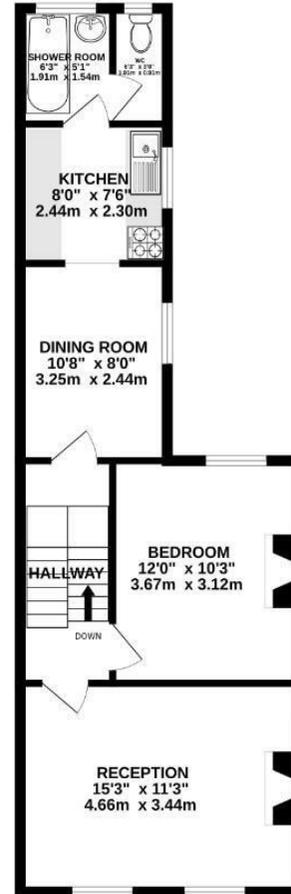
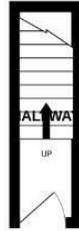
The property features a spacious reception room with good natural light throughout, enhancing the sense of space. Two well-sized bedrooms and a functional bathroom complete the accommodation, with a layout that works well for comfortable everyday living.

With long leases increasingly sought after in this area, this flat represents a strong opportunity for first-time buyers, professionals or investors looking for a well-connected North London home.

Situated on a popular residential street in the heart of N15, the property is well placed for local shops, cafes and green spaces. Transport links are excellent, with Seven Sisters Station (Underground and Overground) within walking distance and South Tottenham Station close by, offering easy access across London and beyond.

BASEMENT  
Area: 27.76 sq.m approx.

FIRST FLOOR  
Area: 51.24 sq.m approx.



TOTAL FLOOR AREA: 579 sq.ft. (53.8 sq.m.) approx.

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

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