



Tewkesbury Close, London, N15 6SJ

Guide Price **£385,000**

arley
property

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

- Two generous double bedrooms
- Spacious reception room opening onto a private balcony
- Separate contemporary fitted kitchen
- Presented in excellent condition throughout
- No onward chain
- Easy walk to Seven Sisters Station with Victoria Line, Overground and National Rail connections

Bright & Spacious Two-Bedroom Apartment with Private Balcony.

Set on the third floor of a well-maintained development, this bright and spacious two-bedroom apartment offers over 700 sq ft of well-designed accommodation, perfectly suited to first-time buyers, professionals and investors alike.

Flooded with natural light throughout, the property features a generous reception room opening onto a private balcony, a separate contemporary kitchen, two well-proportioned double bedrooms and a modern shower room. The apartment is presented in excellent condition, allowing a purchaser to move straight in and enjoy from day one.

Further benefits include no onward chain and an exceptionally long lease of over 170 years, providing both peace of mind and long-term value.

Ideally positioned on a quiet residential close, the property is within easy reach of Seven Sisters Station, offering excellent connections across London via the Victoria Line, London Overground and National Rail services.

A fantastic selection of independent cafés, restaurants, supermarkets and local amenities is all close by, along with the green open spaces of Finsbury Park, Downhills Park and Chestnuts Park.

A superb opportunity to acquire a bright, generously proportioned home in one of North London's most well-connected and increasingly sought-after locations.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



James Marshall
 07515 448 385
 James@arleyproperty.com
 www.arleyproperty.com

Tewkesbury Close, N15 GROSS INTERNAL AREA
65.7 sq m / 707 sq ft

Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
65.7 sq m / 707 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
0.2 sq m / 2 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
3 sq m / 32 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

arley
property