



HUNTERS[®]

HERE TO GET *you* THERE



Portland Road, N15

Asking Price £335,000



This well presented one bedroom first floor flat with private entrance is set within a secure gated development, ideally located a 5-10 min walk to Seven Sisters Underground Station. Positioned on the first floor, the property enjoys a bright and airy feel with a peaceful outlook, making it an excellent choice for first time buyers, professionals or investors.

The accommodation comprises a spacious reception room with space for both living and dining, a well proportioned double bedroom, a fitted kitchen and a modern three piece bathroom suite. The elevated position enhances privacy and natural light throughout, while the layout is both practical and comfortable.

Externally, the property benefits from a rare front garden, ideal for outdoor seating or light gardening, along with the added convenience of an allocated parking space. The gated development offers security and a sense of exclusivity, with excellent transport links, local shops and amenities and green spaces. Early viewing is advised.

Lease length: 995 years

Service charge: £458

Ground rent: £0

EPC: C

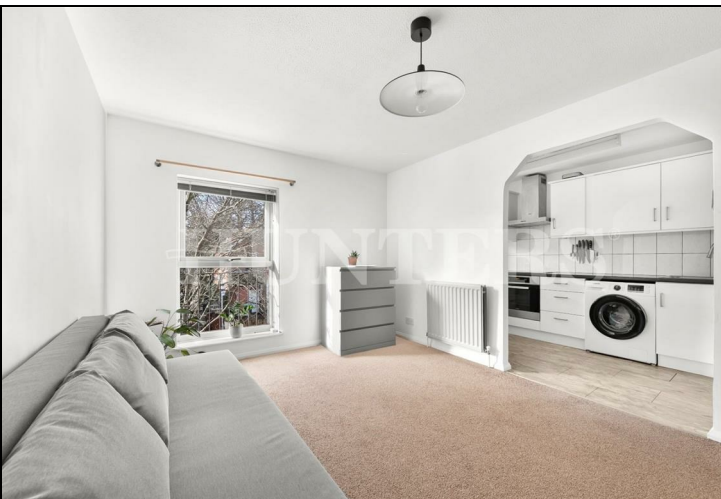
284 High Road, Tottenham, London, N15 4AJ | 0208 261 7570
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KEY FEATURES

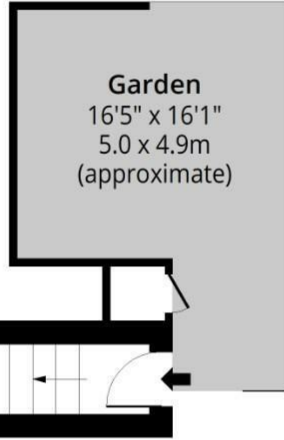
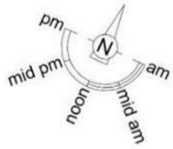
- First floor flat
- Double bedroom
- Private gated community
 - Allocated parking
 - Private front garden
- 5 minute walk Seven Sisters tube station
 - Very close to shops and amenities
 - Chain free
 - EPC - C





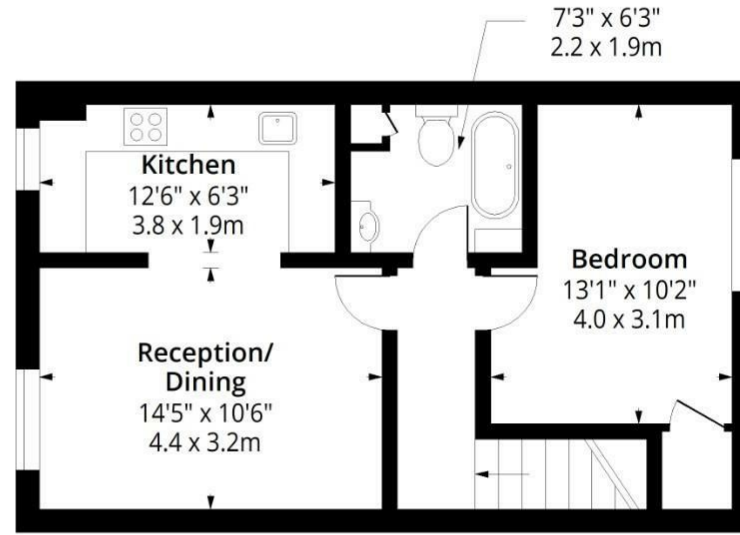
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Approximate Gross Internal Area = 536 Sq Ft - 49.79 Sq M



Garden
16'5" x 16'1"
5.0 x 4.9m
(approximate)

Ground Floor Entrance
Floor Area 38 Sq Ft - 3.53 Sq M



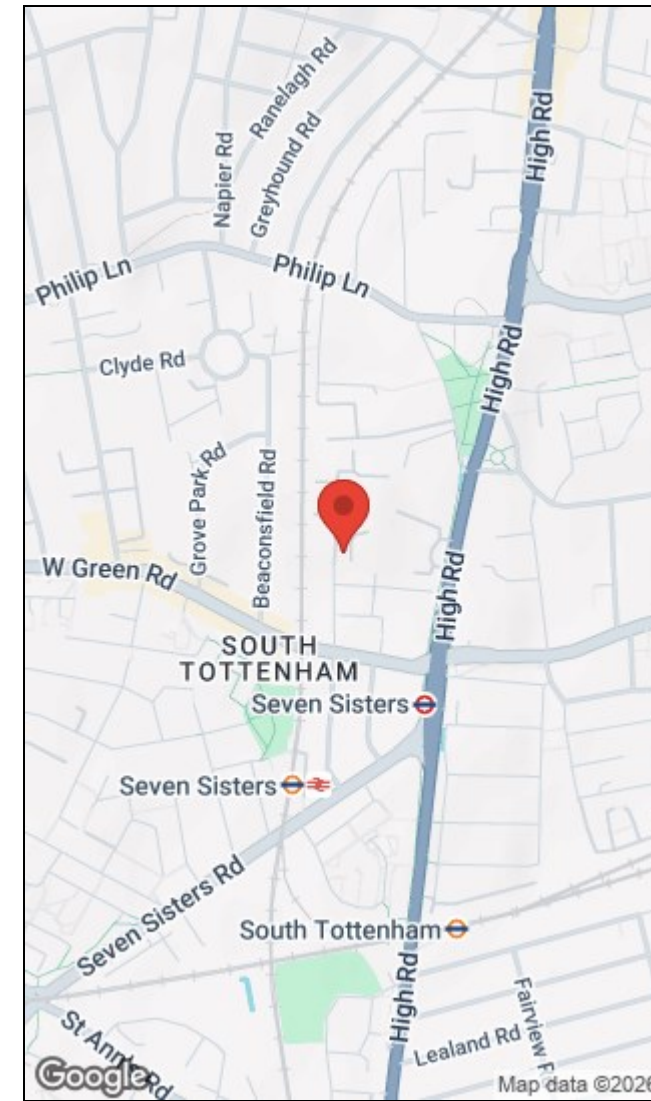
Kitchen
12'6" x 6'3"
3.8 x 1.9m

**Reception/
Dining**
14'5" x 10'6"
4.4 x 3.2m

7'3" x 6'3"
2.2 x 1.9m

Bedroom
13'1" x 10'2"
4.0 x 3.1m

First Floor
Floor Area 498 Sq Ft - 46.26 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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
77	78
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

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