



## Hale Gardens, Tottenham, London N17 9LY

**£2,200 PCM**

House - Terraced | Deposit Amount: £2,200

Council: Haringey | Council Tax Band: C

 3  1  2  D 62

 **TARGET**

RESIDENTIAL SALES & LETTINGS



We are delighted to offer this spacious and well-proportioned three-bedroom family home, ideally situated in a popular residential location in N17.

The property boasts two generous reception rooms, offering flexible living space perfect for both family life and entertaining guests. Whether you require a formal dining area, home office, or additional lounge space, the layout provides excellent versatility. The separate kitchen offers ample cupboard and worktop space, with access to the private rear garden — ideal for outdoor dining, children’s play, or simply enjoying the warmer months.

Upstairs comprises three well-sized bedrooms, each offering good natural light, along with a family bathroom. The property provides a practical layout with comfortable room proportions throughout.


Hale Gardens is conveniently located close to a range of local shops, supermarkets, schools, and amenities. Excellent transport links are within easy reach, including stations such as Seven Sisters and Tottenham Hale, providing swift access into Central London and surrounding areas.

This property would make an ideal home for families or professional tenants seeking space, convenience, and a well-connected location.

Early viewings are highly recommended to avoid disappointment.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

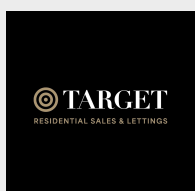


To ensure the property meets your needs and to streamline the process, we kindly request the following information:

Full Name:  
 Contact Information: (phone number and email address)  
 Current Address:  
 Planned Move-in Date:  
 Desired Length of Tenancy:  
 Number of Occupants:  
 Employment or Income Source: (optional, for preliminary screening)  
 Details of Any Pets: (if applicable)  
 Current Landlord or Letting Agency Contact Details: (name, phone number, and/or email address for reference purposes)  
 Do You Receive Any Form of Benefits?: (e.g., housing, universal credit, etc.)  
 Passport Held: (for verification purposes)  
 Do You Have the Right to Rent in the UK?: (as required by law)  
 Any Additional Requirements or Questions:

Once we receive this information, we will promptly coordinate the viewing and address any queries you may have.

We appreciate your cooperation and look forward to hearing from you:



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