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# Orchid House, Tottenham, N17

## Asking Price £345,000



Situated within a modern purpose built development completed in 2021, this stylish one bedroom third floor apartment offers contemporary living in a highly desirable N17 location.

The property benefits from secure entry, an open plan living and kitchen area with integrated appliances, a modern three piece bathroom, and sole use of a generous private balcony. Extending to approximately 564 sq ft, it also enjoys an EPC rating of B, a lease in excess of 120 years, and is ideally located between Bruce Grove and Tottenham Hale stations.

Orchid House is a well maintained and peaceful development, popular with young professionals and first time buyers, offering a strong sense of community and excellent local amenities.

The apartment features a bright open plan living space with engineered wood flooring and floor to ceiling doors leading onto the balcony, creating a great indoor outdoor flow. The kitchen is fitted with integrated appliances, while the bedroom is well proportioned and comfortable. The bathroom is sleek and modern, finished with a high quality three piece suite.

The location is superb for transport, with Tottenham Hale station on the Victoria Line and National Rail, as well as direct links via the Stansted Express and local bus routes. Bruce Grove station is also within easy reach, providing further access into Central London.

For lifestyle, residents can enjoy the River Lea and surrounding green spaces, perfect for peaceful walks, cycling, and weekend relaxation. The area also continues to grow in popularity thanks to its mix of independent cafes, breweries and restaurants including Beavertown Brewery, Pressure Drop Brewery and The Beehive Pub.

This is a fantastic opportunity for first time buyers or investors looking for a modern home in a well connected and fast improving area.

Lease: 120 years

Service charge & reserve fund (01/01/2026 – 30/06/2026): £1,022.17

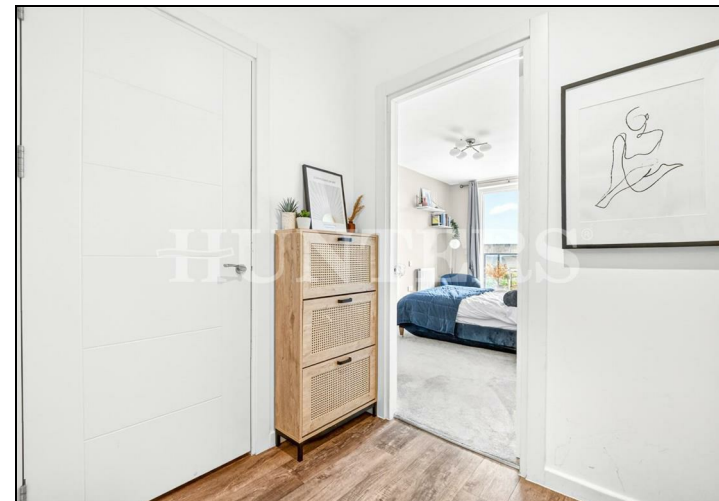
Ground rent: Peppercorn rent

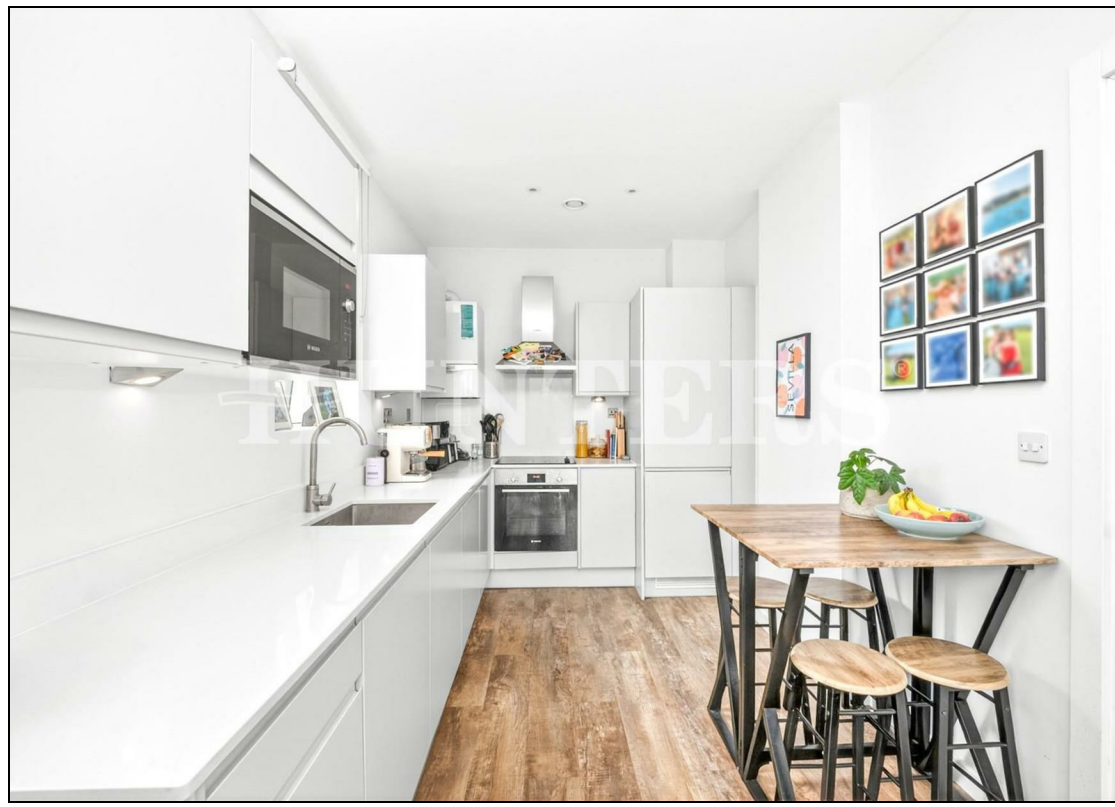
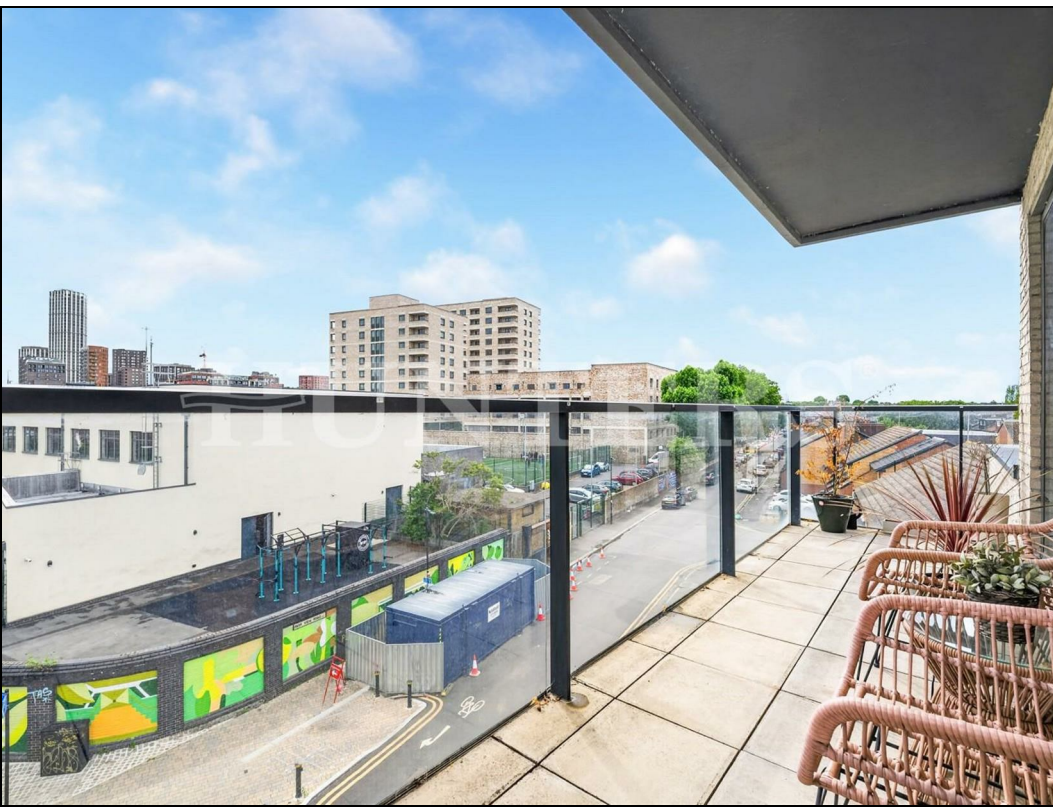
Council Tax Band: B

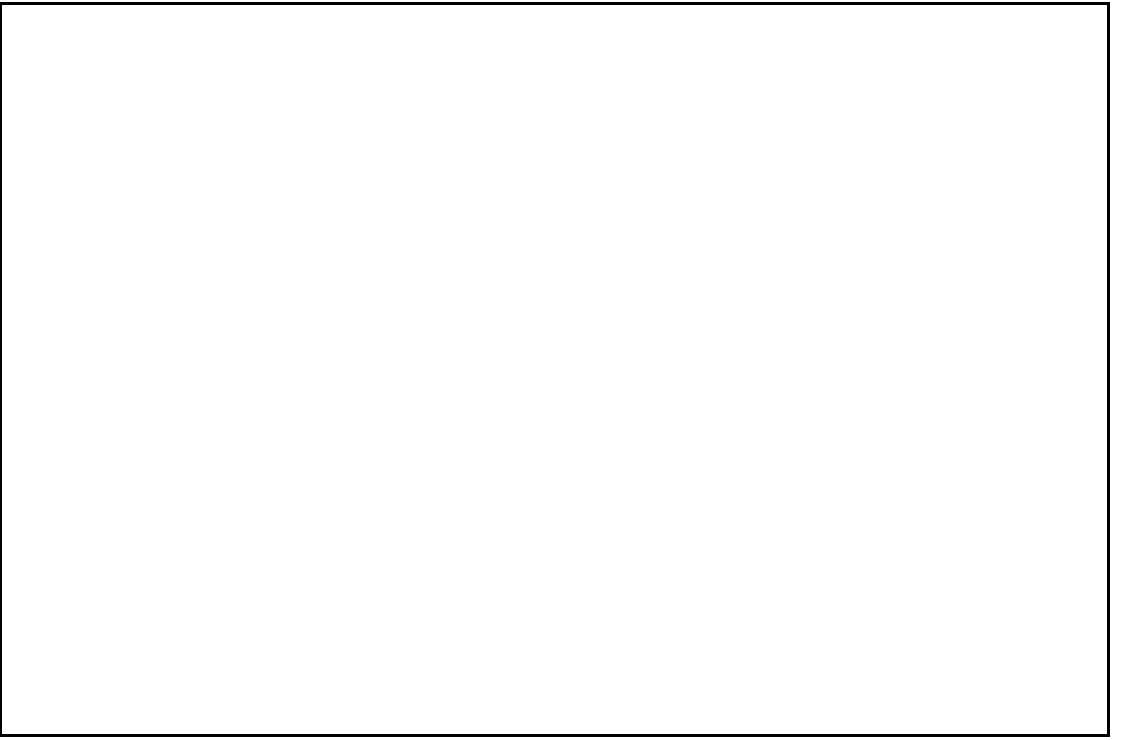


## KEY FEATURES

- Modern one bedroom third floor apartment built in 2021
- Bright open plan living space with integrated kitchen
  - Large private balcony with great natural light
  - Stylish modern bathroom with quality fittings
- Tottenham Hale Victoria Line, National Rail and Stansted Express nearby
- Bruce Grove station and local bus routes close by
- Short walk to River Lea and green spaces for walks
- Ideal first time buy or investment in a growing area

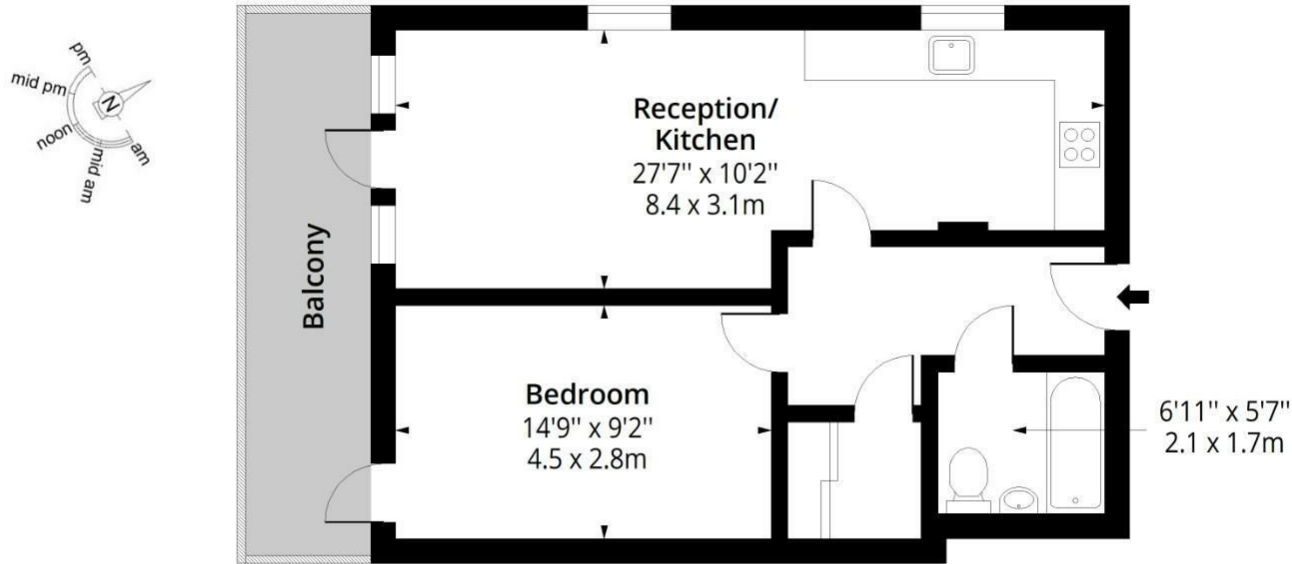






# Orchid House N17

Approximate Gross Internal Area = 551 Sq Ft - 51.19 Sq M

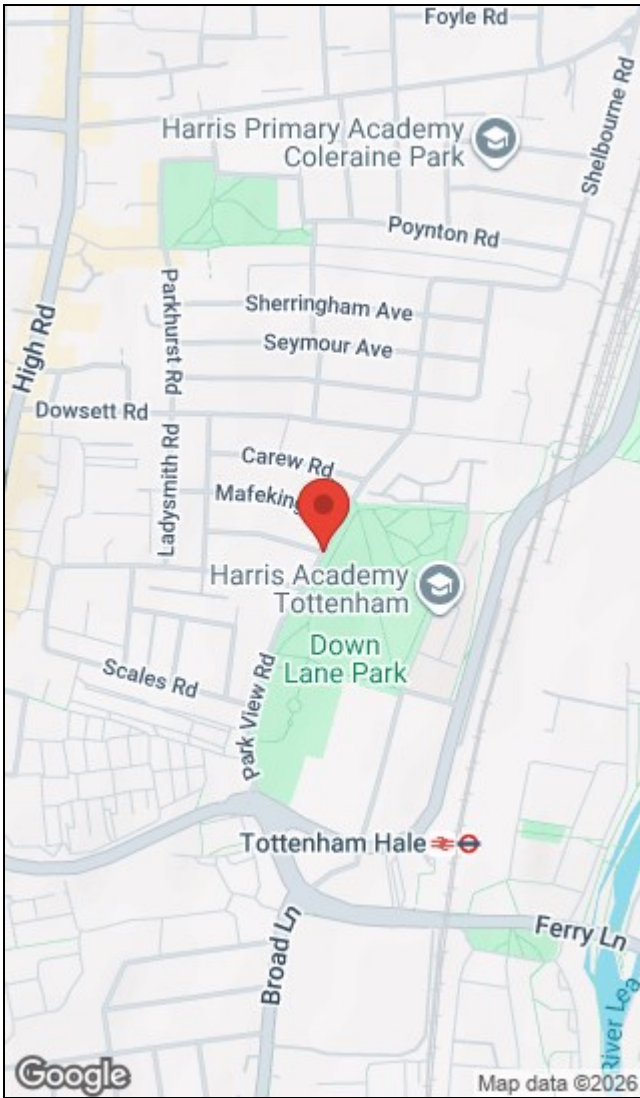


## Third Floor

Floor Area 551 Sq Ft - 51.19 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                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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