

JAKE CHARLES

EST 2021



76 Tenterden Road , London, N17 8BW

Jake Charles Property are pleased to offer for sale this well-presented one-bedroom ground floor flat, available with no onward chain.

The property benefits from double glazing and gas central heating throughout and falls within Council Tax Band B.

This is a leasehold property with approximately 100 years remaining on the lease. The combined ground rent and service charge amount to £1,400 per annum.

Internally, the flat offers a spacious living room, a separate fitted kitchen with direct access to a private garden area, a well-proportioned double bedroom, and a fully tiled bathroom.

Located in the popular residential area of Tottenham, the property is conveniently situated close to a variety of local amenities, including shops, supermarkets, restaurants, and newly developed retail outlets near the

Asking price £237,500

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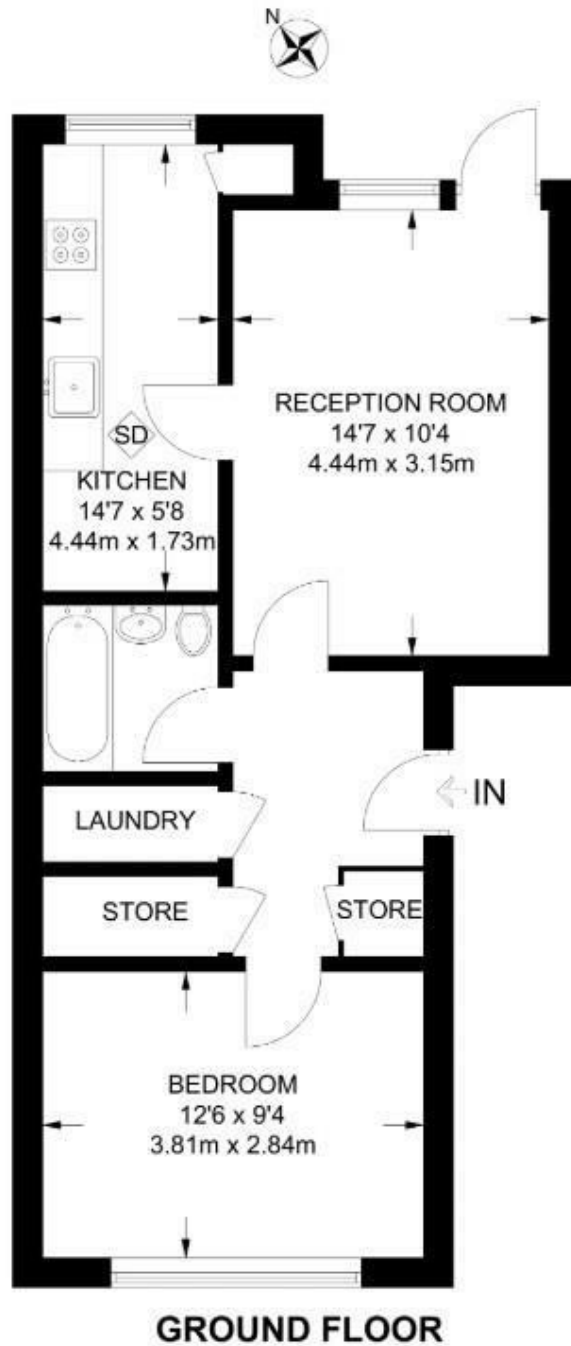
- Spacious One Bedroom Ground Floor Flat
- Separate Kitchen
- Moments From The Open Green Spaces Of Bruce Castle Park
- Private Patio Area
- Generous Double Bedroom With Ample Storage
- Modern Bathroom Plus Dedicated Laundry Area
- Local Amenities Nearby
- Bright Reception Room
- Excellent Transport Links Via Nearby White Hart Lane Station
- Ideal First Time Purchase Or Investment Opportunity



[Directions](#)



Floor Plan



GROUND FLOOR
APPROXIMATE GROSS INTERNAL AREA
507 SQ FT / 47.1 SQ M

This plan has been drawn for illustrative and identification purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(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 ₂ emissions			
			75				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	