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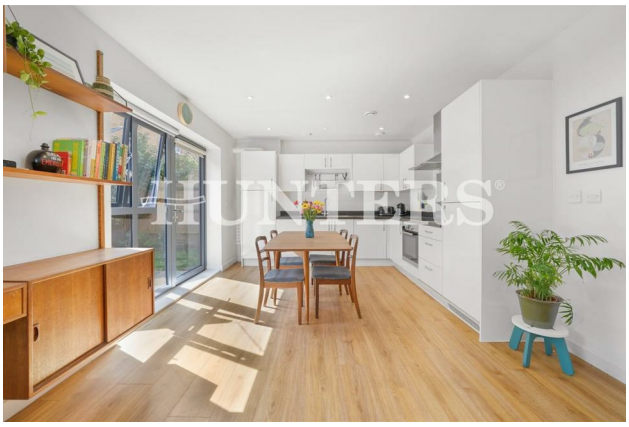
Flat 1 Brewery House, 59 Whitbread Close, London, N17 0YB

Fixed Asking Price £206,250



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Property Images

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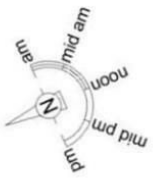
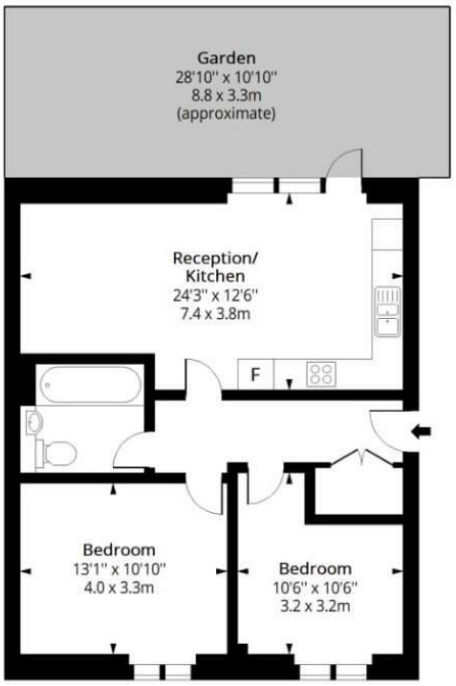
Brewery House, N17

Approximate Gross Internal Area = 725 Sq Ft - 67.35 Sq M





Ground Floor
Floor Area 725 Sq Ft - 67.35 Sq M

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RICS Certified Property Measurer

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.

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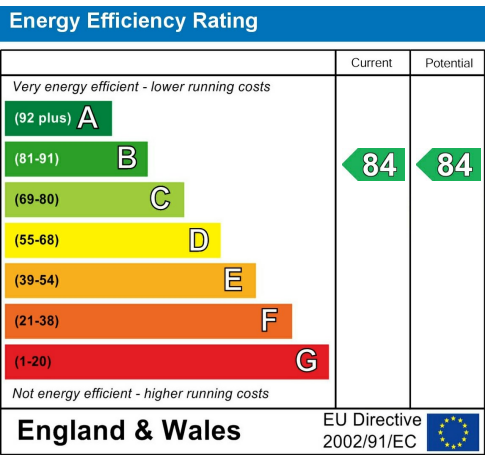

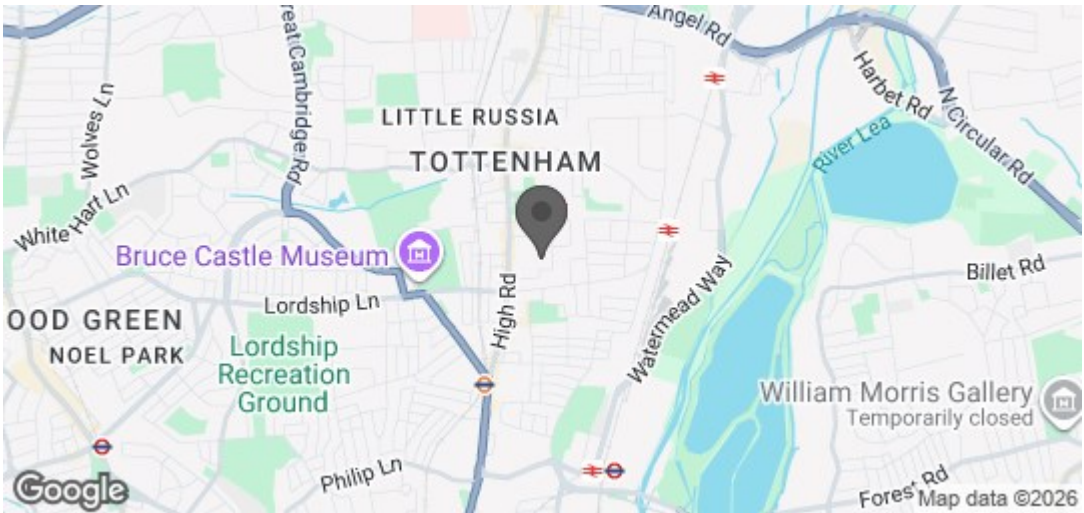

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Chain free!

SHARED OWNERSHIP 55% SHARE

Monthly rent: £490.00 per month

Spacious Two-Bed Garden Flat – Sole Use Outdoor Space & Excellent Transport Links
Set on the ground floor of a small, friendly block of just four flats, this well-presented two-bedroom home offers generous living space, a private garden, and a convenient location near Bruce Grove station, with direct trains to Liverpool Street.

Owned by the same residents since it was built in 2016, the property still benefits from an active NHBC warranty, offering peace of mind for buyers. The standout feature is the impressive 24'3" x 12'6" open-plan kitchen/reception room—bright and spacious, with defined zones for cooking, dining, and relaxing. French doors open directly onto the sole-use garden, creating a seamless indoor-outdoor feel, ideal for summer evenings.

Both bedrooms are doubles, with the second featuring a cleverly integrated wall-mounted pull-down bed, perfect for maximising space. The bathroom is a modern three-piece suite, and there's also a private outdoor shed, ideal for bike storage or garden tools.
The flat is located within the catchment for outstanding-rated schools and nurseries, including Pembury Nursery and Harris Coleraine Academy, making it a great option for young families.

Outdoor lovers will appreciate the proximity to Tottenham Marshes, Bruce Castle Park, Lordship Recreation Ground, and Downhills Park—all ideal for walks, exercise, and time in nature.
This charming Whitbread Close flat offers not just a home but a warm, welcoming community with great amenities and connectivity. Early viewing is highly recommended.

Rent- £490 pcm (£5,884.77 annually)
Service Charge - £214pcm (£2,563.20 annually)
Ground rent - £0
Lease : 125 Years from the 10/05/17
Council tax band: B

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The Property Ombudsman