

Kitchen/Lounge/Diner  
17'6" x 20'11"

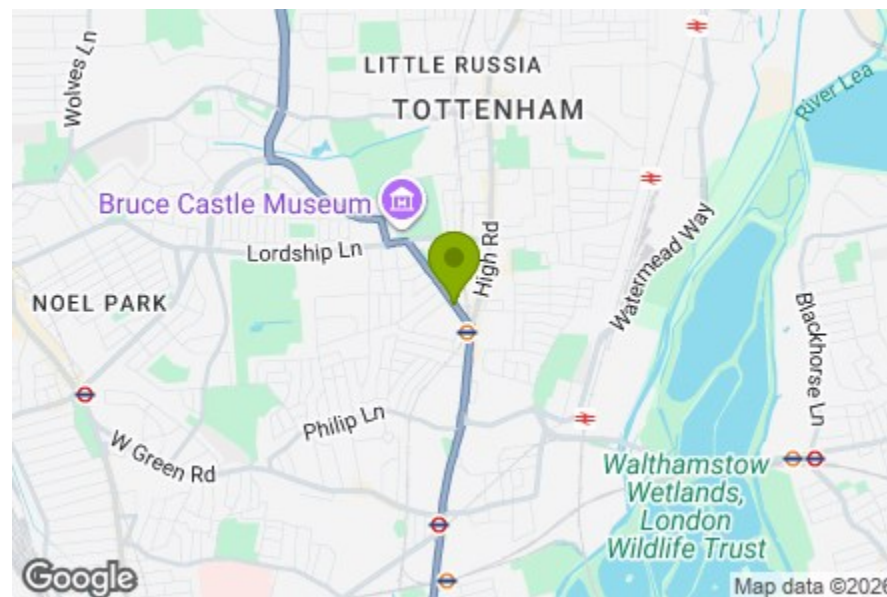
Bedroom  
11'9" x 13'6"

Bathroom  
4'10" x 8'0"

Garden  
22'11" x 21'5"

Total Area (Excluding Garden): 59.0 m<sup>2</sup> ... 635 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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			
England & Wales		71	78
		EU Directive 2002/91/EC	



## BRUCE GROVE, LONDON

£425,000 Share of Freehold  
1 Bed Flat



### Features:

- Ground Floor One Bedroom Apartment
- Private Garden
- Approx. 635 Square Foot
- Off Street Parking
- Moments Away From Bruce Grove Station
- Close to Local Amenities
- Grade II Listed Georgian Conversion
- Excellent Condition
- Being Sold Chain Free

This bright and generously proportioned one-bedroom apartment is enviably located in the heart of the Bruce Grove historic quarter and its excellent selection of transport links, independent shops and eateries.

Set on the ground floor of a handsome period property, the home beautifully combines character with modern comfort, with stunning original features adding charm and wow factor throughout. The spacious dine-in kitchen creates the perfect setting for entertaining, while the private wraparound south-west-facing rear garden provides a peaceful, sun-filled retreat.

REQUEST A VIEWING  
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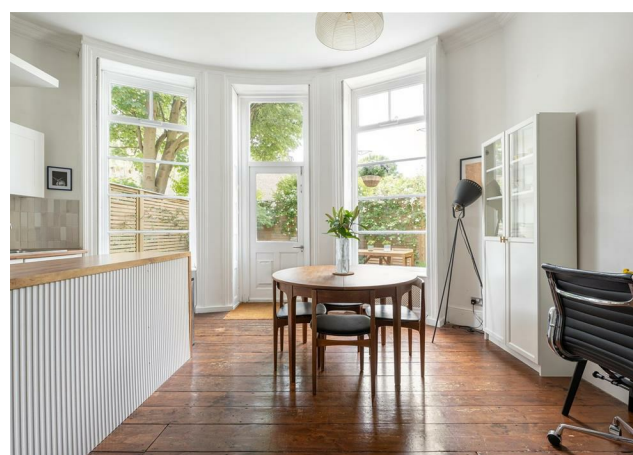
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#### IF YOU LIVED HERE...

At home, enjoy spreading out across 635 square feet of beautifully arranged living space, thoughtfully designed with a smart and practical layout. The open-plan kitchen/lounge/diner has been impeccably finished, where neutral decor, generous sash windows, original timber flooring and an elegant fireplace combine to create a bright and welcoming atmosphere.

The kitchen area perfectly balances traditional character with contemporary touches, featuring shaker style cupboards, a pantry and a stylish breakfast bar that effortlessly defines the space while maintaining an open feel.

The bedroom is equally refined, complete with soft carpeting and carefully considered decor, while the bathroom showcases elegant traditional fittings paired with striking monochrome flooring for a timeless finish. A large loft also offers additional storage.

Outside, the south-west-facing garden is a true highlight; a wonderfully tranquil retreat designed to make the most of the sunshine, with an attractive mix of established foliage and low-maintenance paving.

For more greenery, it's a five-minute stroll to Bruce Castle Park where you'll find a 16th-century manor house turned gallery space. Or head in the other direction for the

River Lea, which offers miles of walking and cycle routes, connecting Walthamstow Wetlands with Hackney Marshes and Stratford's Olympic Park.

Your nearest station is Bruce Grove, where overground trains speedily run to London Liverpool Street. It's just one stop along the line to Seven Sisters where you can access the Victoria line.

#### WHAT ELSE?

- This area offers some excellent perks, including With Milk and The Bluecoats a short walk away. A bit further on you'll find the brilliantly unique Baltic Seafood canal boat on Stonebridge Lock, which serves up dishes such as Turkish mackerel baguettes and calamari.

- You're fantastically placed for reaching other neighbourhoods, with both Walthamstow and Stoke Newington a short stretch away.

- Looking for an exciting new hobby? Roller Nation is practically on your doorstep, so get your skates on.



#### WORD FROM THE OWNER...

"The flat has been a special home and we are sad to leave it behind as life takes us to Australia. We're going to miss our lovely neighbours, the flats charm, bbqs in the garden, Tottenham's green spaces & pubs and so much more. My favourite thing about the flat is its refuge like quality away from the hustle and bustle, and I have spent many hours admiring the sunset over the trees behind us and listening to the birds. One of the things that drew us to Tottenham was its abundance of green space and it has not disappointed. Long walks on the canal, Saturday park runs in Lordship Rec and summer beers in Bruce Grove Park at The Antwerp Arms. We love trying all the new great places that keep popping up in Tottenham and of course blessed with San Marco at the end of our road. Tottenham has a unique spirit and people look out for each other. Getting anywhere from Tottenham is also a dream, especially being able to leave the flat with 2 mins to spare and make the train! We hope the next owner(s) love life here as much as we have."

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