



**HUNTERS®**  
HERE TO GET *you* THERE



2



1



1



HERE TO GET *you* THERE

# Mill Mead Road, London, N17

## Offers In Excess Of £400,000



### Chain Free – Stunning Two-Bedroom Apartment with River Views

Located on the top floor of this landmark development, this beautifully presented two-bedroom apartment offers a modern, high-spec finish throughout, complemented by floor-to-ceiling windows, a spacious balcony, and stunning views over the River Lea.

Spanning over 630 square feet, the layout flows seamlessly, featuring two generously sized bedrooms, a contemporary family bathroom, a bright and airy reception room, and a separate fitted kitchen. Ideal for first-time buyers, this home provides a stylish and comfortable living space in one of North London's most exciting regeneration areas.

Situated within the award-winning Hale Village, N17—a development celebrated for its Green Flag status—residents benefit from 24-hour security, an on-site gym, and well-maintained communal areas.

Enjoy easy access to vibrant Tottenham and trendy Shoreditch via the scenic River Lea walkway, which offers a unique route to a wide range of cafés, eateries, and cultural hotspots.

Transport links are exceptional:

Tottenham Hale Station (Zone 3) is just moments away, offering Victoria Line, National Rail, and the Stansted Express.

Commute times include: Oxford Circus (16 mins), Liverpool Street (14 mins), Stratford (13 mins), King's Cross (12 mins), and Hackney Downs (6 mins).

Tottenham Hale Bus Station operates 7 routes, 4 of which run 24 hours.

A superb home in an unbeatable location—viewing highly recommended.

EPC Rating B  
Council tax band: C  
Service charge £3,827.28  
Ground rent £150  
Lease 99 years from 24th June 2011

Please contact the Hunters Sales team at the Tottenham Branch to arrange an appointment to view on 0208 261 7570 or email [Tottenham@hunters.com](mailto:Tottenham@hunters.com)

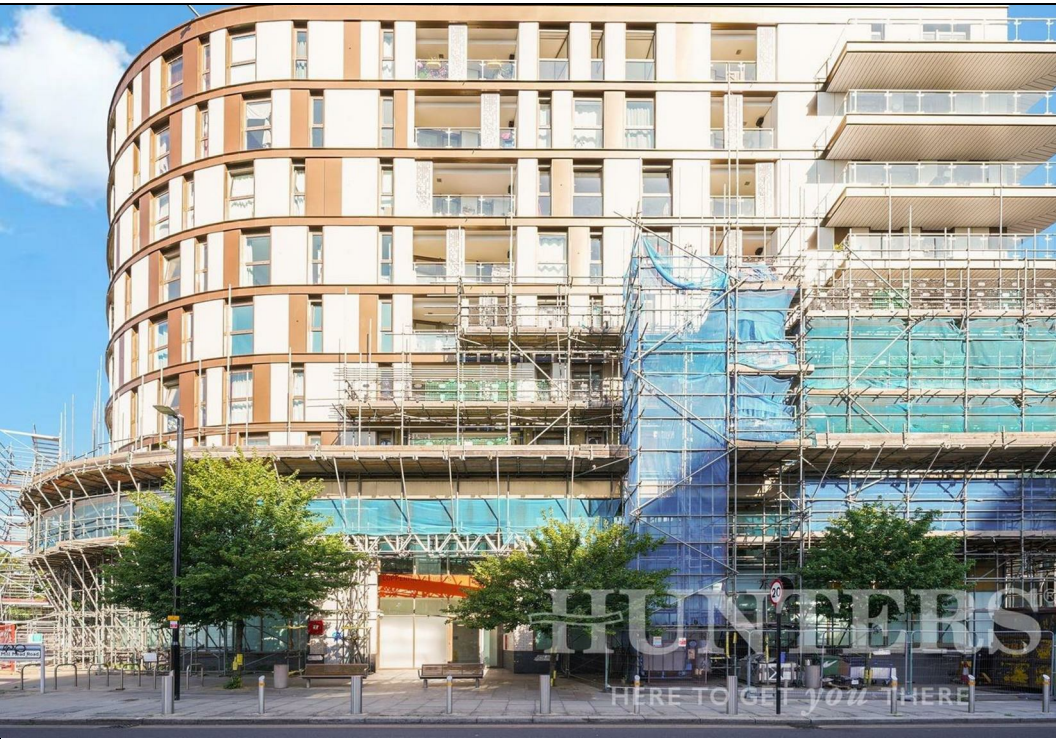


## KEY FEATURES

- Two bedrooms
- Sole use balcony
- Fitted kitchen
- Stunning views
- Communal roof terrace
- Tottenham Hale Station (Victoria Line and BR)
- Council tax band: C
- EPC Rating B
- Chain Free

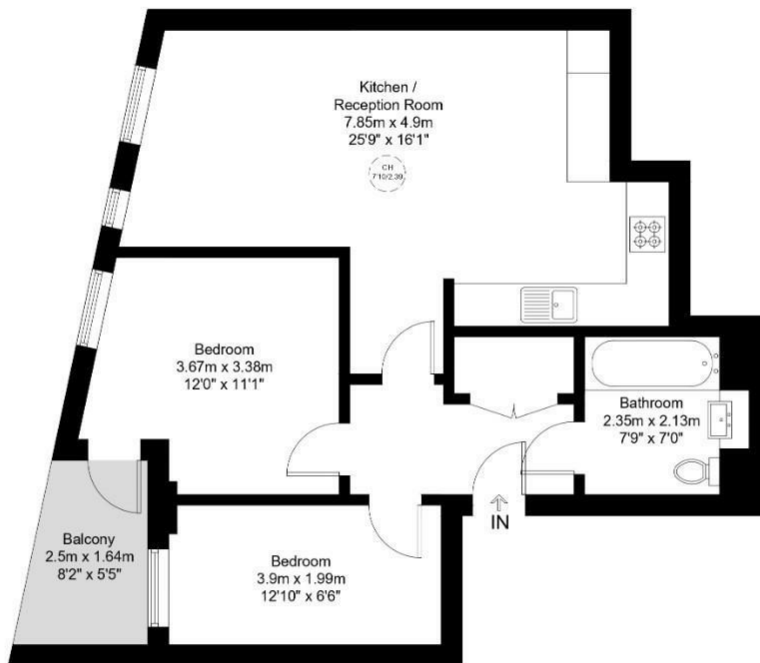
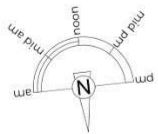






# Mill Mead Road, N17

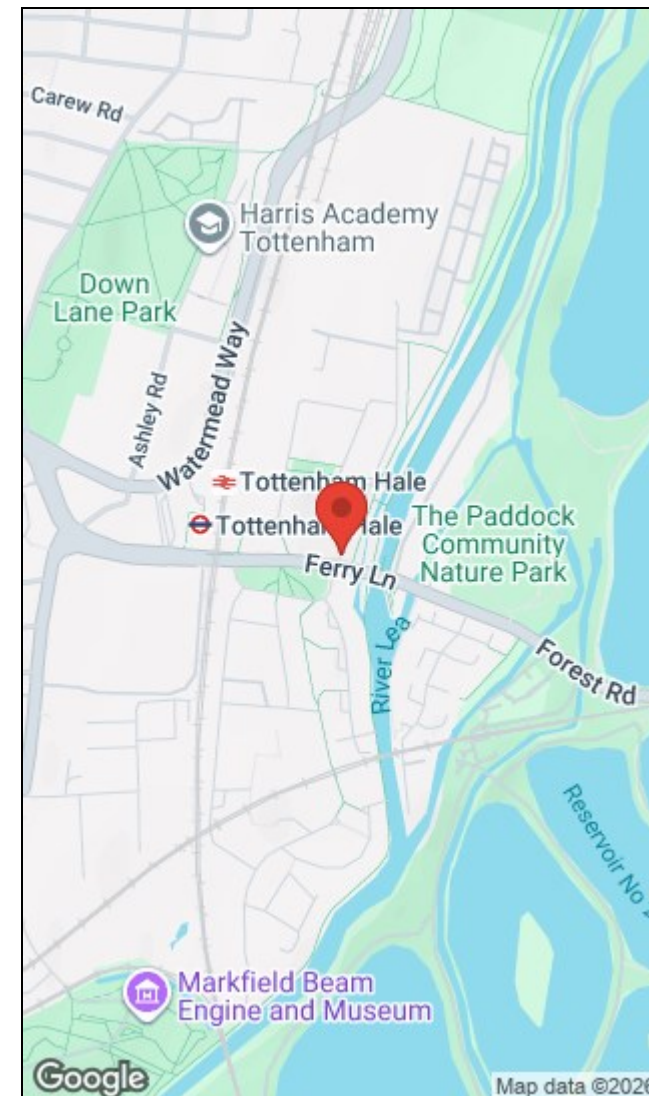
Approximate Gross Internal Area = 58.5 sq m / 630 sq ft



Seventh Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors and the Total Gross Internal Area (GIA), are approximate. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.  
Copyright © BLEUPLAN



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

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

284 High Road, Tottenham, London, N15 4AJ | 0208 261 7570  
tottenham@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Alexander Williams Ltd : Registered Address: 284 High Road, London, England, N15 4AJ : Registered Number: 10411714 England and Wales : VAT No: 255 9446 70 with the written consent of Hunters Franchising Limited.