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Orchid House, Park View Road, N17

Offers Over £416,500

This modern two bedroom, one bathroom apartment is set within Orchid House on Park View Road, N17, a contemporary development completed in 2020. The property features high ceilings throughout, enhancing the sense of space and light, and benefits from excellent heat insulation and external noise reduction for comfortable year round living. The main bedroom is finished with a stylish grey brushed plaster effect, integrated wardrobes and both bedrooms are fully carpeted, while wooden flooring runs throughout the rest of the apartment, creating a clean and cohesive feel. The apartment is held on a long 120 year lease giving peace of mind.

The kitchen is fitted with Bosch appliances and a Worcester boiler which is serviced yearly, offering both quality and reliability. The living area opens onto a large, west-facing private balcony with an open, unobstructed outlook, ideal for afternoon and evening sun, entertaining, or relaxing outdoors. Residents also have access to communal secure bike storage, adding further practicality to this well designed home.

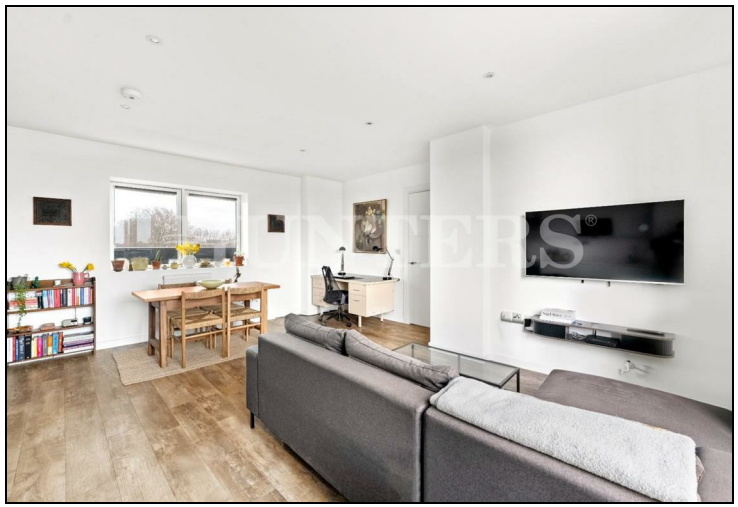
Ideally located, the apartment is just an 8 minute walk from Tottenham Hale station, providing fast and convenient transport links. Tottenham Retail Park is approximately a 10 minute walk away, offering a variety of shops and amenities, while the natural open spaces of Tottenham Marshes are reachable within 15 minutes on foot, perfect for walking, cycling, and outdoor leisure.

Lease length - 120 years remaining
Service charge - £1905.38



KEY FEATURES

- Modern build 2 bed with open plan living
- Large unobstructed private balcony
- Good heat insulation and external noise reduction
- Fitted with high end bosch appliances and boiler
- Secure indoor bike storage on ground floor
- Direct pathway to Walthamstow Wetlands
- High ceilings throughout
- 8 minute walk to Tottenham Hale (Victoria Line & BR Rail)
- Council Tax - B





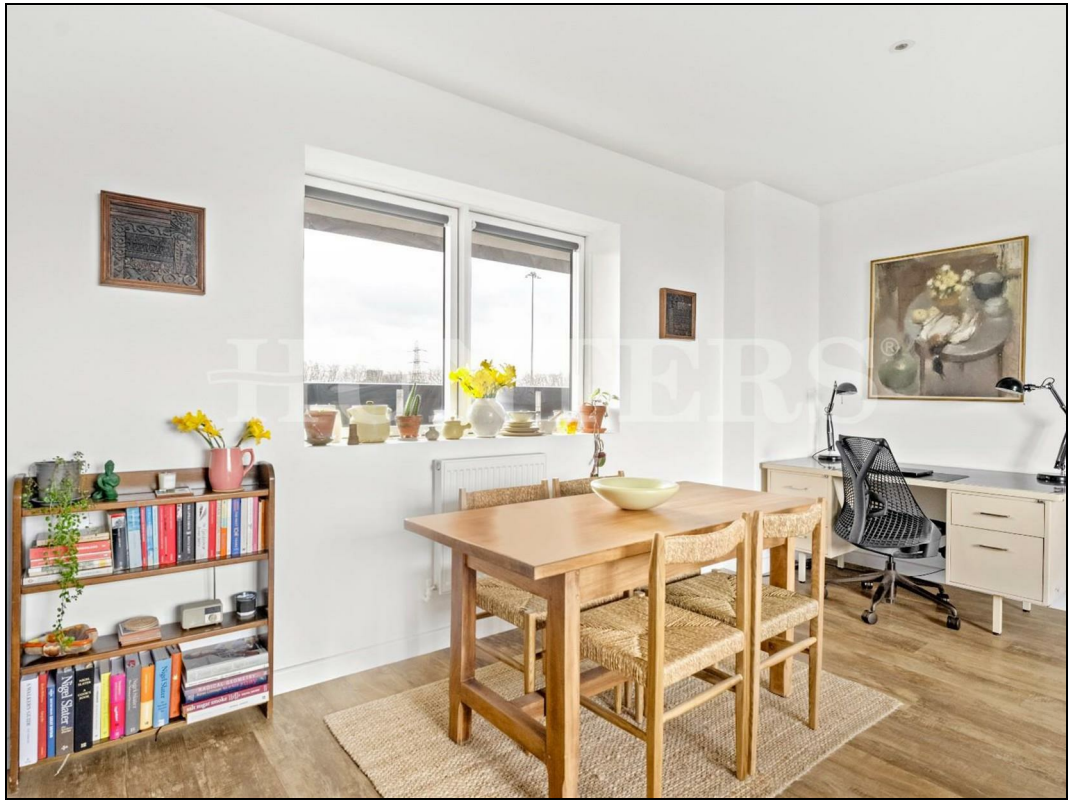








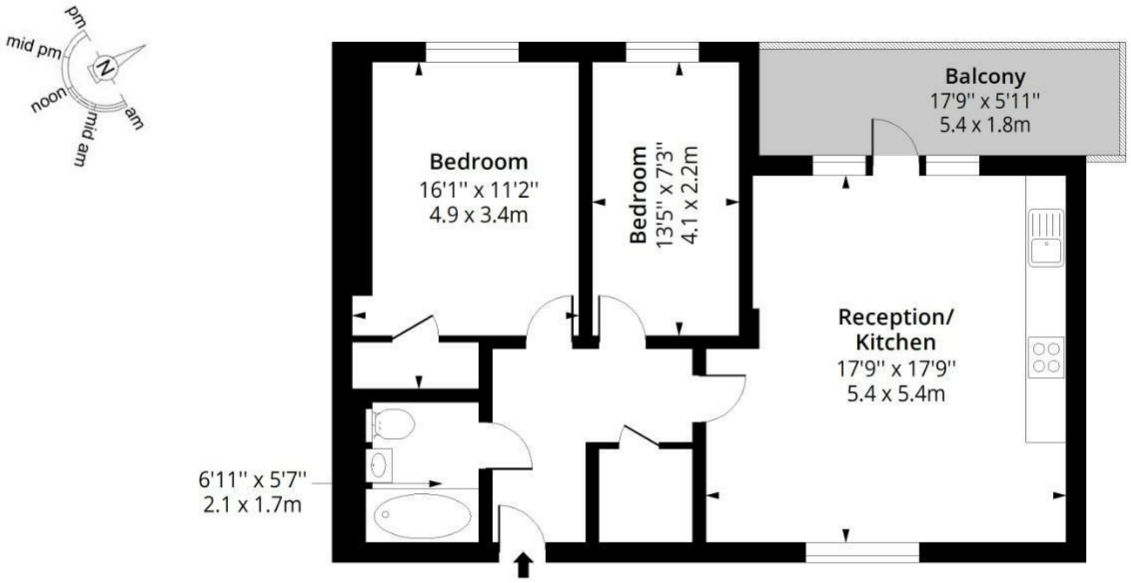






Orchid House N17

Approximate Gross Internal Area = 710 Sq Ft - 65.96 Sq M



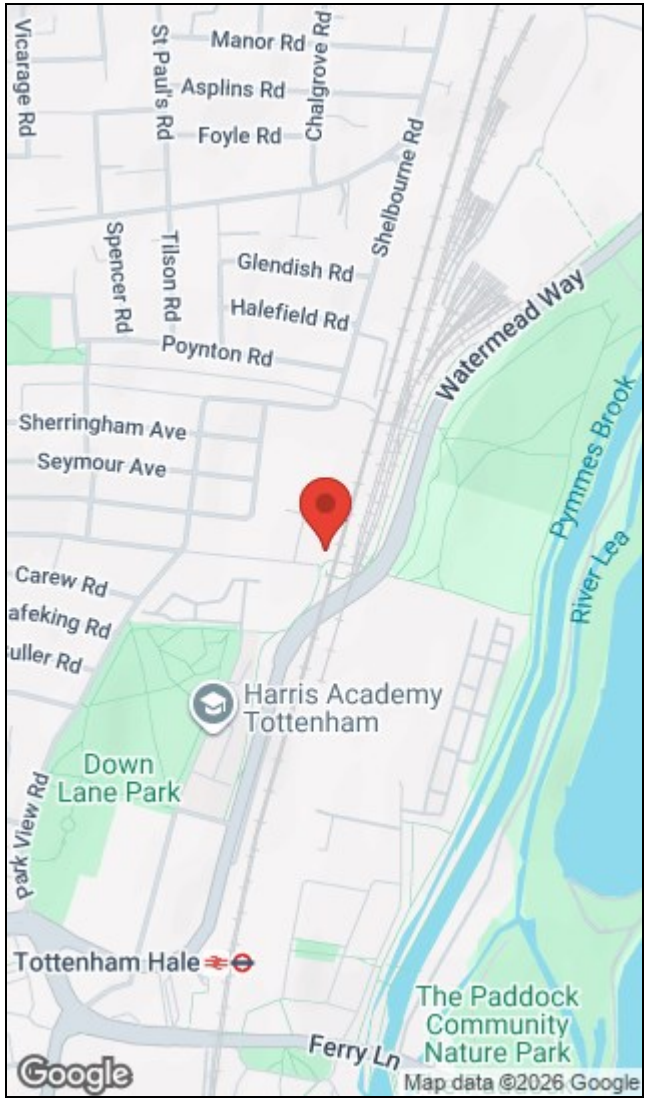
Third Floor

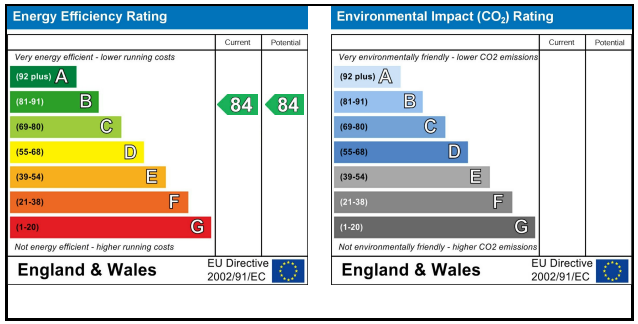
Floor Area 710 Sq Ft - 65.96 Sq M

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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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The Property Ombudsman

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