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# Brewery House , London, N17

Fixed Asking Price £125,000



\*35% SHARED OWNERSHIP\*

Set in the heart of Tottenham, this well presented two bedroom flat offers a perfect blend of modern design and contemporary comfort. The property boasts a bright, south facing aspect that floods the space with natural light throughout the day, enhancing the airy, double height dormer feature in the main bedroom. The private balcony provides an ideal spot for morning coffee or evening relaxation.

The open plan kitchen and dining area has been thoughtfully designed with both style and functionality in mind, featuring sleek integrated appliances, great storage, and a spacious layout ideal for entertaining or quiet nights in. Triple glazed windows ensure peace and quiet while maximising energy efficiency, keeping the home warm and tranquil all year round. To the external lies a private storage shed, perfect for bike storage etc.

Located in the vibrant N17 area, the property benefits from excellent transport links into Central London, as well as an array of local amenities, shops, and cafes just a short walk away. Perfect for first time buyers or professionals seeking a stylish retreat, this apartment combines quality finishes, modern living, and a prime North London location.

Early viewing is highly recommended.

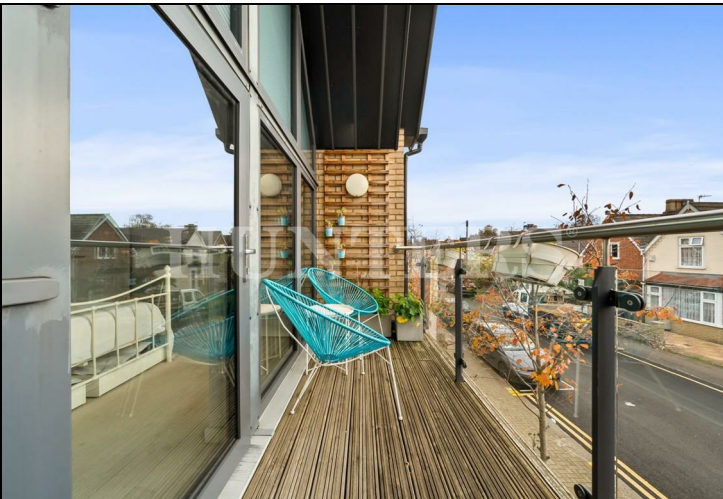
Service charge - £214 pcm

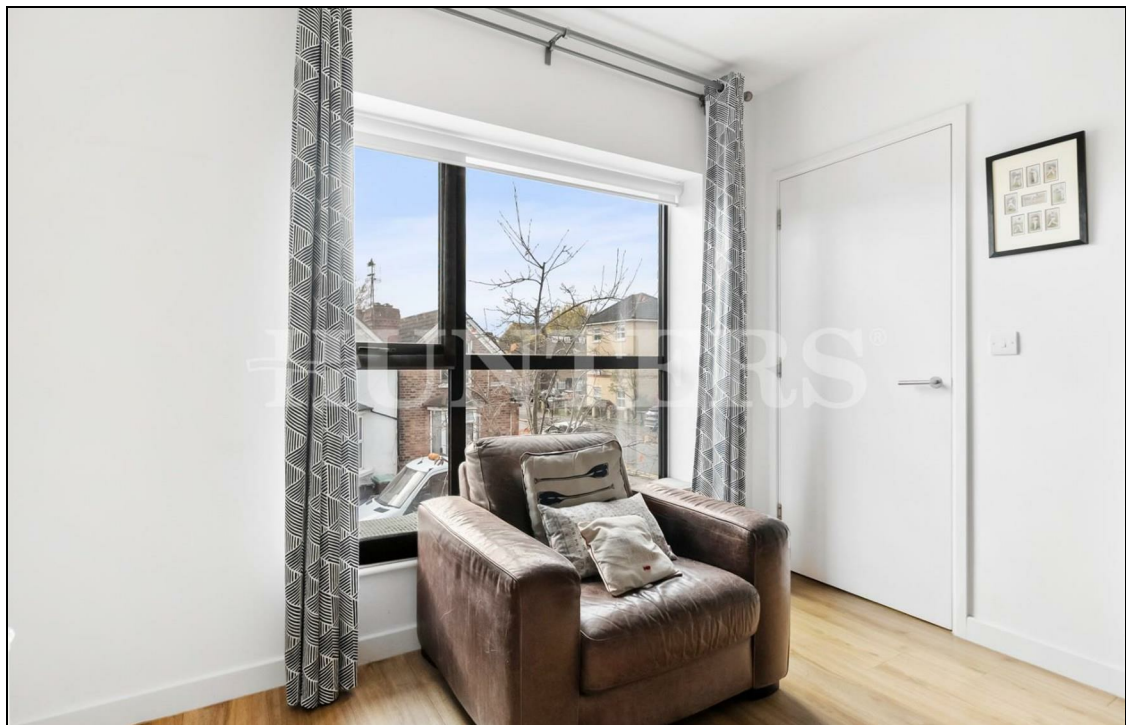
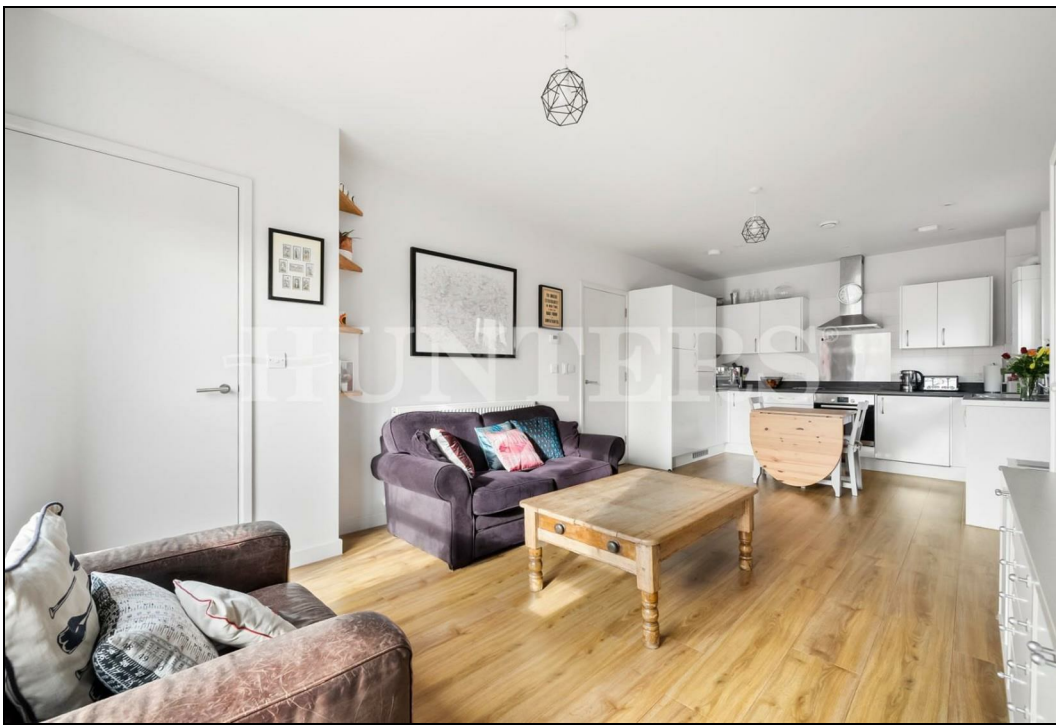
Ground Rent - No ground rent

Rent - £679.47 pcm

## KEY FEATURES

- First floor flat
- Two double bedrooms
- Open plan kitchen/reception
- Triple glazed windows
- Private balcony
- Bruce Castle Park and Tottenham Marshes
  - Bruce Grove, White hart Lane, Northumberland Park and Tottenham Hale stations
- EPC B
- Council Tax - B

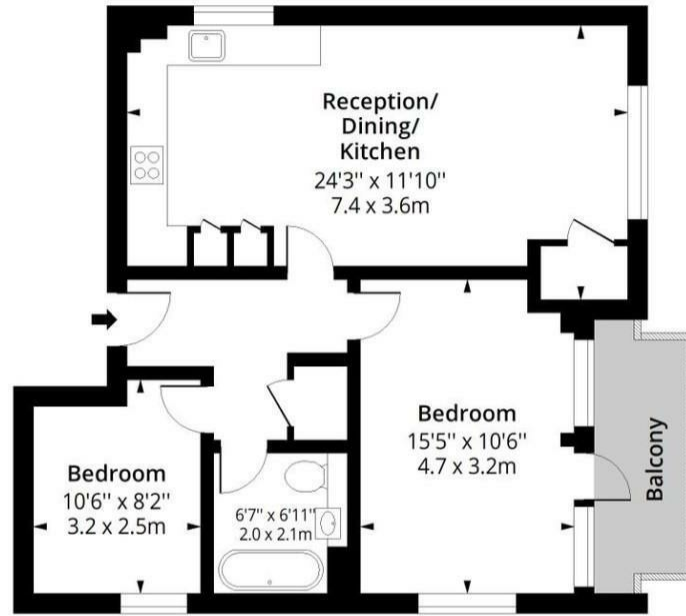
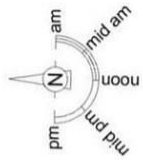






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Approximate Gross Internal Area = 687 Sq Ft - 63.82 Sq M

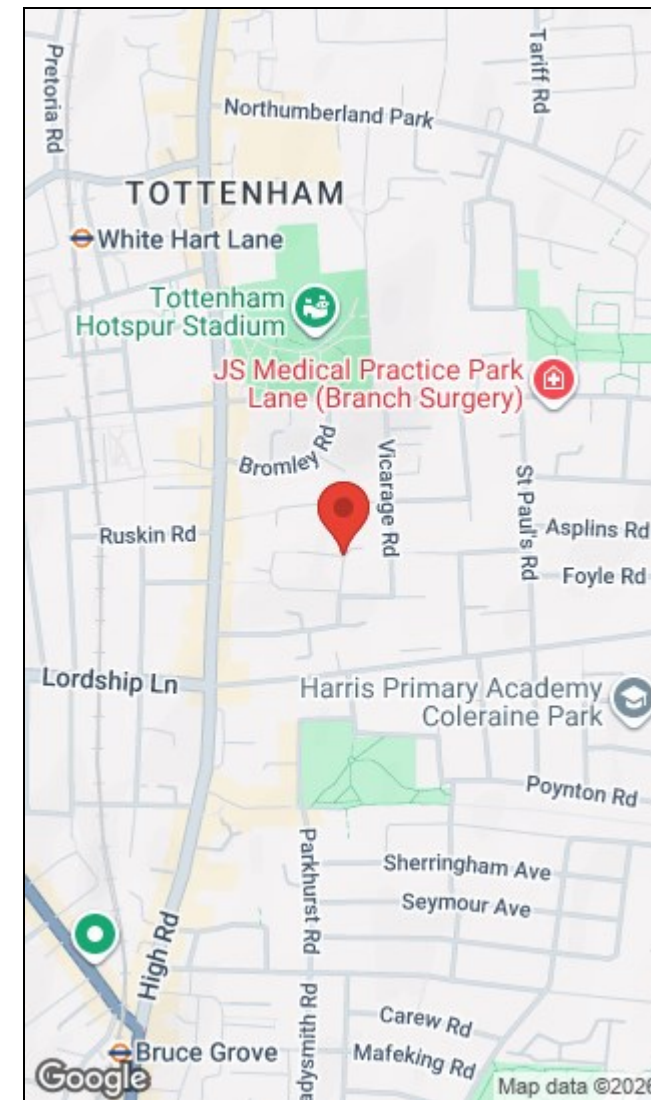


## First Floor

Floor Area 687 Sq Ft - 63.82 Sq M



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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating															
Current	Potential	Current	Potential														
Very energy efficient - lower running costs																	
Very environmentally friendly - lower CO <sub>2</sub> emissions																	
Not energy efficient - higher running costs																	
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