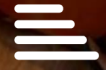




HUNTERS[®]

HERE TO GET *you* THERE



Colless Road, London, N15

Asking Price £375,000



Located on a quiet residential stretch of Colless Road, N15, this charming ground floor one bedroom maisonette combines period character with contemporary styling. The property benefits from its own private entrance, offering a sense of independence and privacy not often found in apartment living. Large front facing windows fill the living area with natural light, creating a warm and welcoming space.

The well proportioned bedroom sits peacefully to the rear, providing a comfortable retreat with room for additional furnishings and storage. A three piece bathroom and a modern fitted kitchen complete the internal layout, both designed with practicality in mind while maintaining a clean, contemporary look. The overall feel is bright, functional, and ready to move into.

One of the standout features is the direct access to a private south-facing garden, perfect for enjoying long hours of sunshine, outdoor dining, gardening, or simply unwinding in a quiet green space. Colless Road is conveniently positioned within easy reach of Seven Sisters tube and Overground stations, offering swift links into Central London, while local green spaces, cafes, and shops are just a short walk away. This maisonette presents an ideal opportunity for first time buyers, downsizers, or investors seeking a well located home with valuable outdoor space.

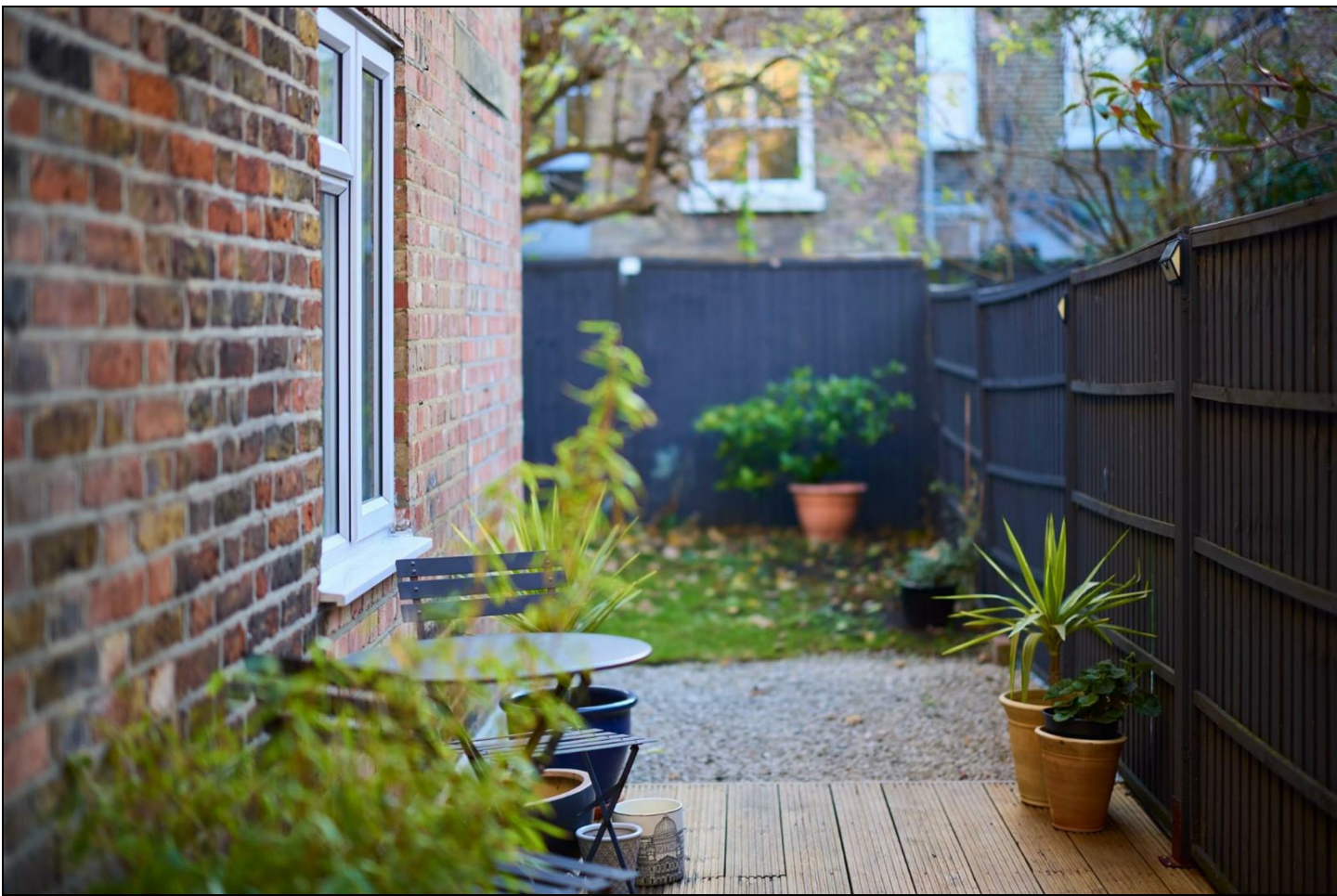
Lease - 108 Years

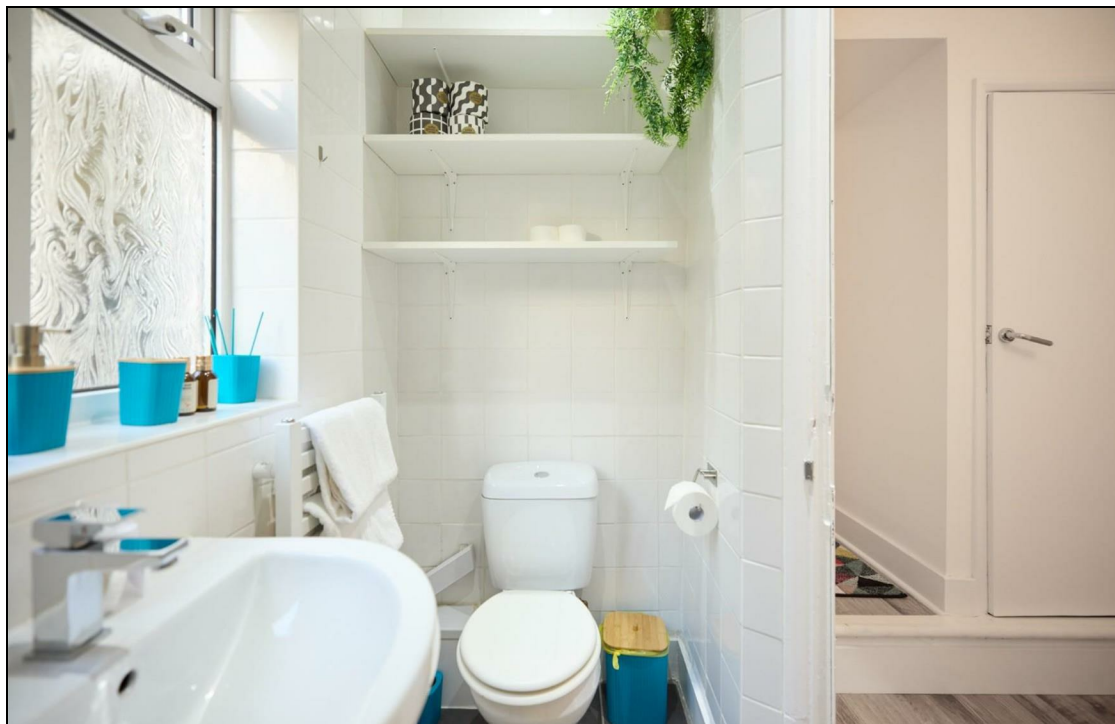
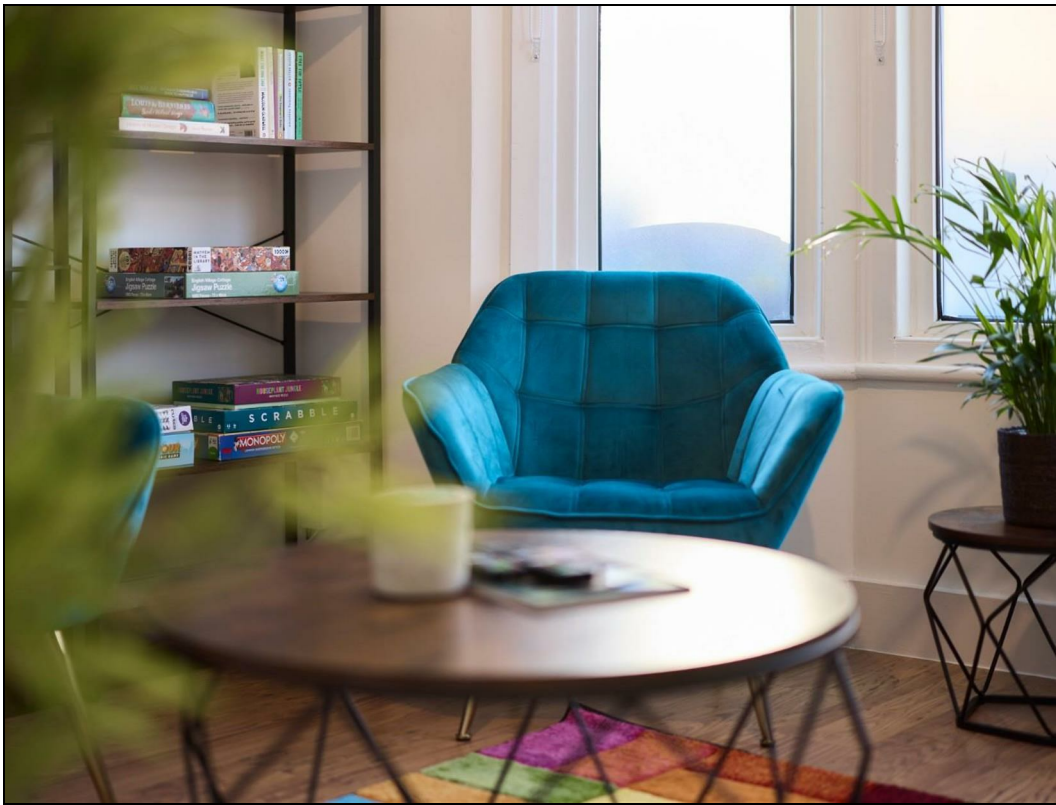
Service Charge - £125.66 pa

Ground Rent - £150 pa

KEY FEATURES

- Close to Seven Sisters tube and Overground stations - 15 minutes into Central London
- Direct sole access to a private south facing garden
 - Close to shops and amenities
 - 15 minute walk
 - Sought after location
 - Clean internal condition
 - Council Tax - B
 - EPC - C

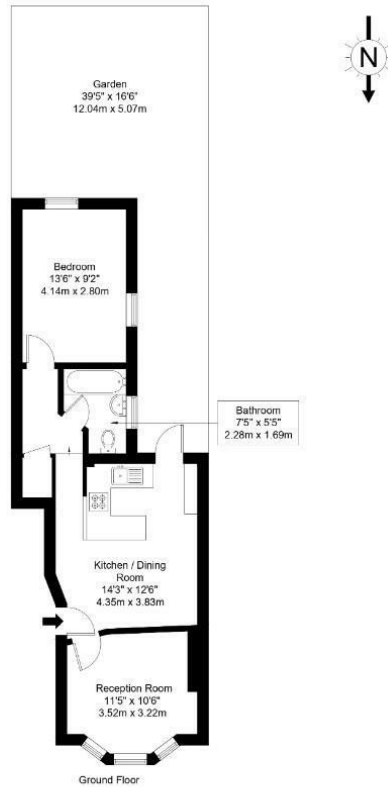






Colless Road, N15 4NR

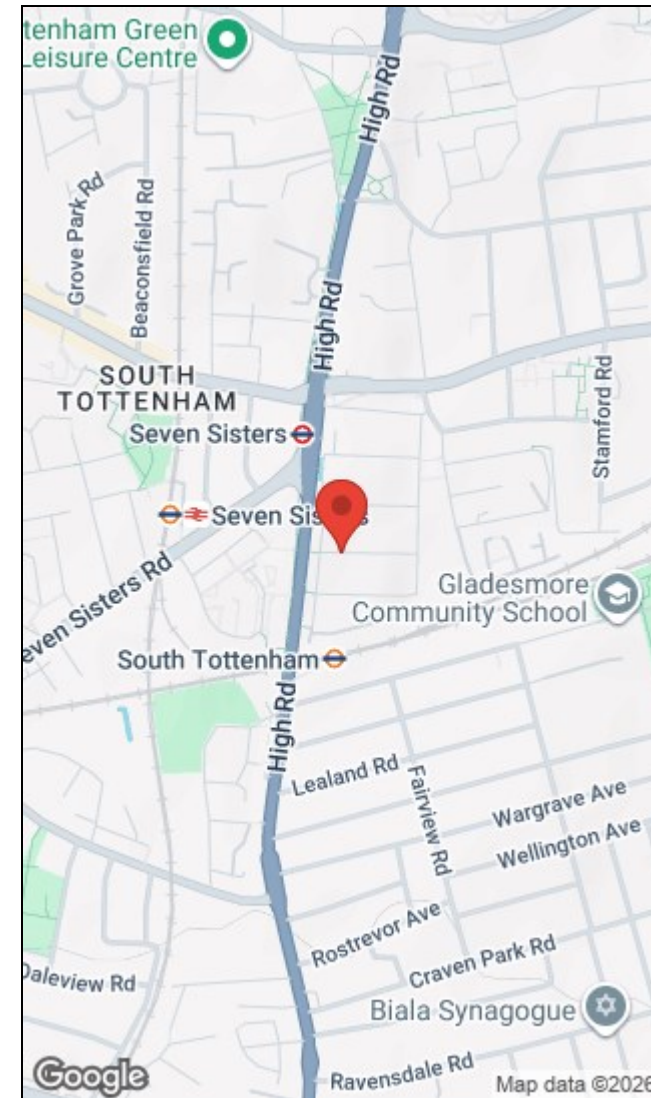
Approx Gross Internal Area = 47.67 sq m / 513 sq ft



Ref :

Copyright **BLEUPLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright @ BLEUPLAN



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	
69	80
EU Directive 2002/91/EC	
England & Wales	

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

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.