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Braemar Road, Tottenham, N15 | Asking Price £375,000  
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### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

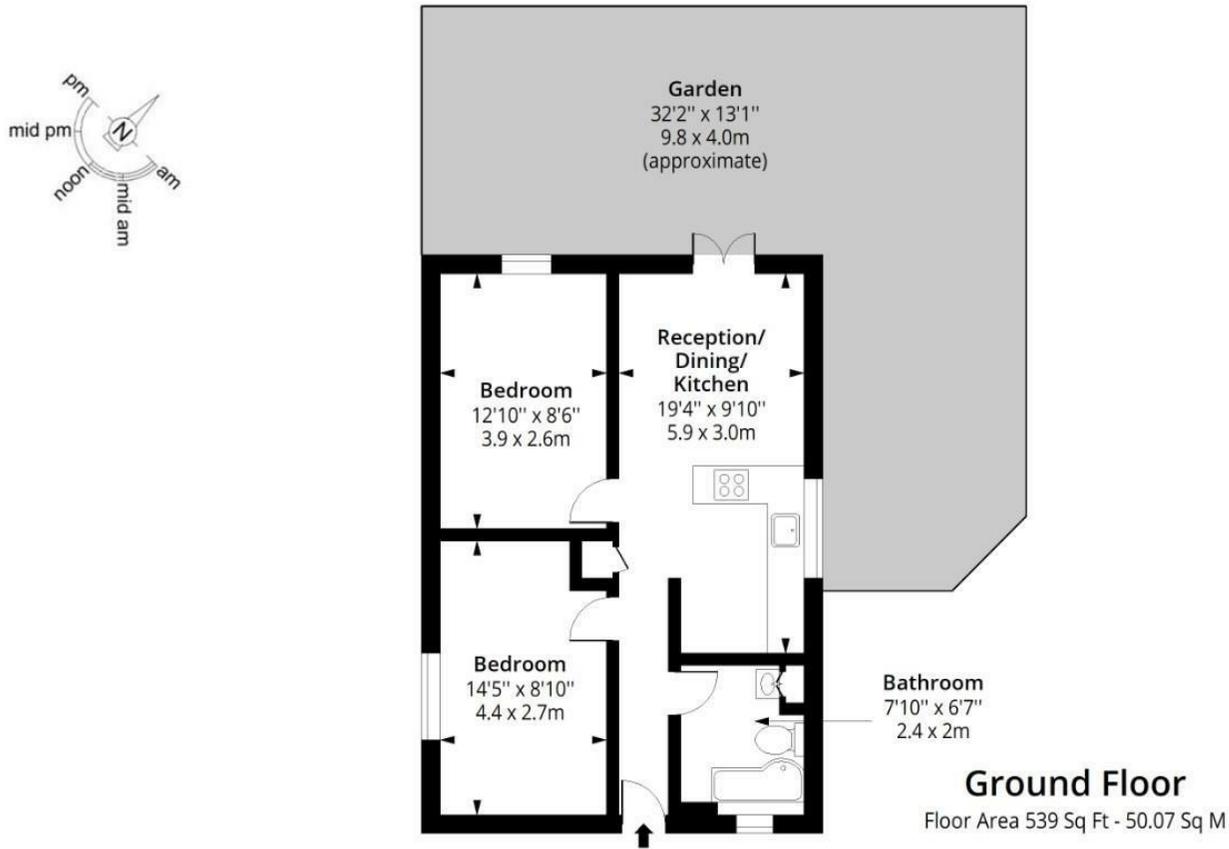
This presentable ground floor two bedroom flat offers comfortable, modern living with the added benefit of a private rear garden ideal for relaxing, entertaining, or working from home in warmer months. The property features a bright reception room, a well proportioned kitchen with Belfast sink, two good sized bedrooms, and a family bathroom, all laid out for practical, easy living.

Located on Braemar Road in N15, the flat is ideally positioned for excellent transport links, with Seven Sisters Underground and Overground stations close by, providing swift access into Central London and beyond. Everyday amenities, cafés like Cafe Lemon & With Milk, and local supermarkets shops are all within easy reach, making this a convenient and well connected place to live.

For green space and community amenities, Chestnuts Park is nearby, offering open space, sports facilities, and playgrounds. The property is also well situated for reputable local schools, including Gladesmore Community School and Harris Academy Tottenham, making it an appealing option for families as well as professionals.

# Braemar N15

Approximate Gross Internal Area = 539 Sq Ft - 50.07 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.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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