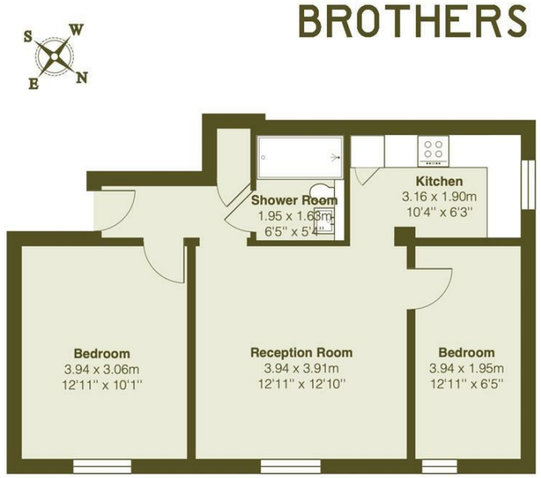
THE STOW BROTHERS



Second Floor

Total Area: 50.4 m² ... 543 ft²

All measurements are approximate and for display purposes only

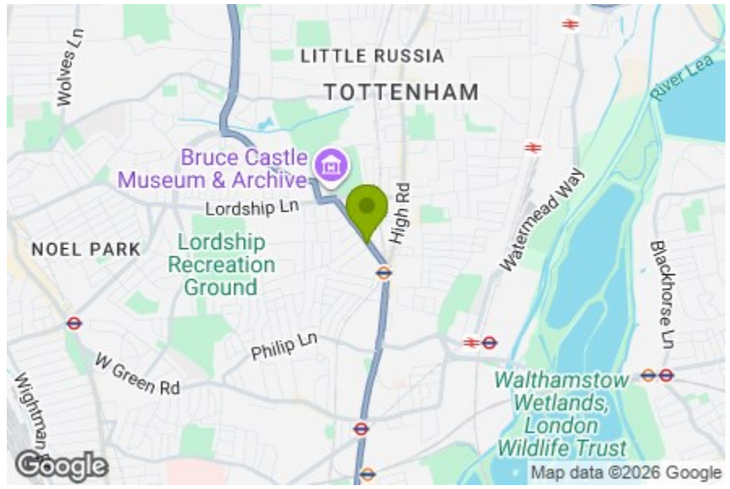
Reception Room
12'11" x 12'9"

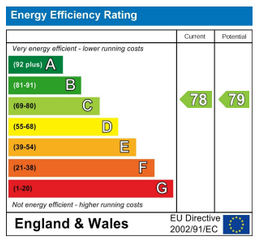
Kitchen
10'4" x 6'2"

Bedroom
12'11" x 6'4"

Bedroom
12'11" x 10'0"

Shower Room
6'4" x 5'4"





E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
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THE STOW BROTHERS

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BRUCE GROVE, TOTTENHAM

Offers In Excess Of £365,000 Share of Freehold
2 Bed Apartment - Conversion

Features:

- Two Bedroom Georgian Conversion
- Second Floor of a Grade II Listed Building
- Approx. 543 Square Foot
- Share of Freehold
- Recently Refurbished Throughout
- Moments from Bruce Grove Station
- Off Street Parking
- Close to Local Amenities

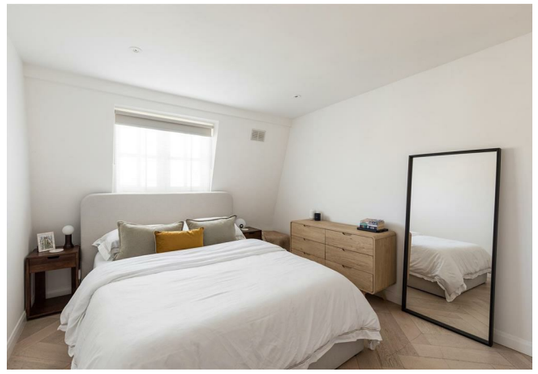
A characterful two bedroom Georgian conversion in the heart of Bruce Grove, set on the second floor of a Grade II listed building and recently refurbished throughout. There's a lovely contrast between the building's period presence and the fresh, contemporary interiors, while Bruce Grove Station is moments away and Tottenham's growing collection of independent places to eat, drink and spend a weekend are all close by.

REQUEST A VIEWING
0203 369 6444















IF YOU LIVED HERE...

There's an immediate sense of calm to the interiors, where pale herringbone flooring, crisp walls and plenty of natural light create a fresh backdrop. The reception room is the heart of the apartment, with space to relax and dine, while the separate kitchen feels particularly polished. Deep-toned cabinetry, dark worktops and integrated appliances give it a clean, contemporary finish, with a window above the sink bringing in daylight.

The two bedrooms sit either side of the reception room. The larger is a bright double with a generous run of fitted wardrobes, while the second offers flexibility as a bedroom, home office or guest room. The shower room continues the considered finish, with pale tiling, contrasting black fittings, a walk-in shower and timber-fronted vanity. At around 543 square feet, it's a thoughtfully arranged home with a share of freehold and the added bonus of off-street parking.

WHAT ELSE?

- Bruce Grove has plenty of local character, with Bruce Burgers nearby, San Marco for Italian food and Roller Nation bringing something a little more unexpected to the neighbourhood.
- The Bluecoats is a great local pub housed in a former Victorian school, while leafy Bruce Castle Park gives you plenty of green space for slower weekends closer to home.
- Bruce Grove Station is moments away for Overground services, while Seven Sisters is also within easy reach for Victoria line connections across London



A WORD FROM THE OWNER.....

"We've loved living here and have invested significantly in making the flat feel like a genuinely high-quality home. Both the kitchen and bathroom have been completely refurbished to a premium standard, with a great deal of thought put into the finishes and overall design. We've also installed bespoke fitted wardrobes, providing excellent storage while maintaining the clean and contemporary feel of the bedrooms.

The location has been one of the biggest advantages for us. The station is approximately a two-minute walk away, making travel into central London exceptionally convenient, yet having private parking means you also have the flexibility of a car without the usual difficulty of finding somewhere to park.

What we particularly love is the combination of a beautifully finished interior and such a convenient location. The improvements were made for us to enjoy as our own home rather than simply to prepare the property for sale, and we've been very particular about the quality throughout.

It's been a fantastic home for us and somewhere we've taken a lot of pride in."

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