
HUNTERS®
HERE TO GET you THERE

Crane Heights, London, N17

Offers In Excess Of £315,000

A stylish and contemporary corner plot one bedroom apartment located in the heart of Tottenham Hale, offering modern living just moments from excellent transport links and local amenities. Situated within a well maintained development, this beautifully presented home is ideal for first time buyers, professionals or investors alike.

The property boasts a spacious open plan living area with floor to ceiling windows that flood the space with natural light, complemented by a sleek, fully fitted kitchen with integrated appliances. The generous double bedroom stemming off the spacious long hallway features built in wardrobes, and the modern bathroom is finished to a high standard. Additional benefits include, ample storage and secure entry system.

Ideally positioned just a short walk from Tottenham Hale Station (National Rail and Victoria Line), the apartment offers swift access to Central London and beyond. With an array of shops, cafés, and the picturesque River Lea nearby, this is urban living at its most convenient. Early viewing is highly recommended.

Lease Length - 236 years remaining
Service Charge - £141 per month
Ground Rent - £270 per year

284 High Road, Tottenham, London, N15 4AJ I 0208 261 7570
tottenham@hunters.com I www.hunters.com

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KEY FEATURES

- Double bedroom
- Sole use balcony
- Open plan living area
- Tottenham Hale (Victoria Line BR) And Stansted Express
- Floor to ceiling windows
- Communal gardens
- Close to the River Lea
- EPC rating B
- Close to local shops and amenities
- Fitted Kitchen with integrated appliances



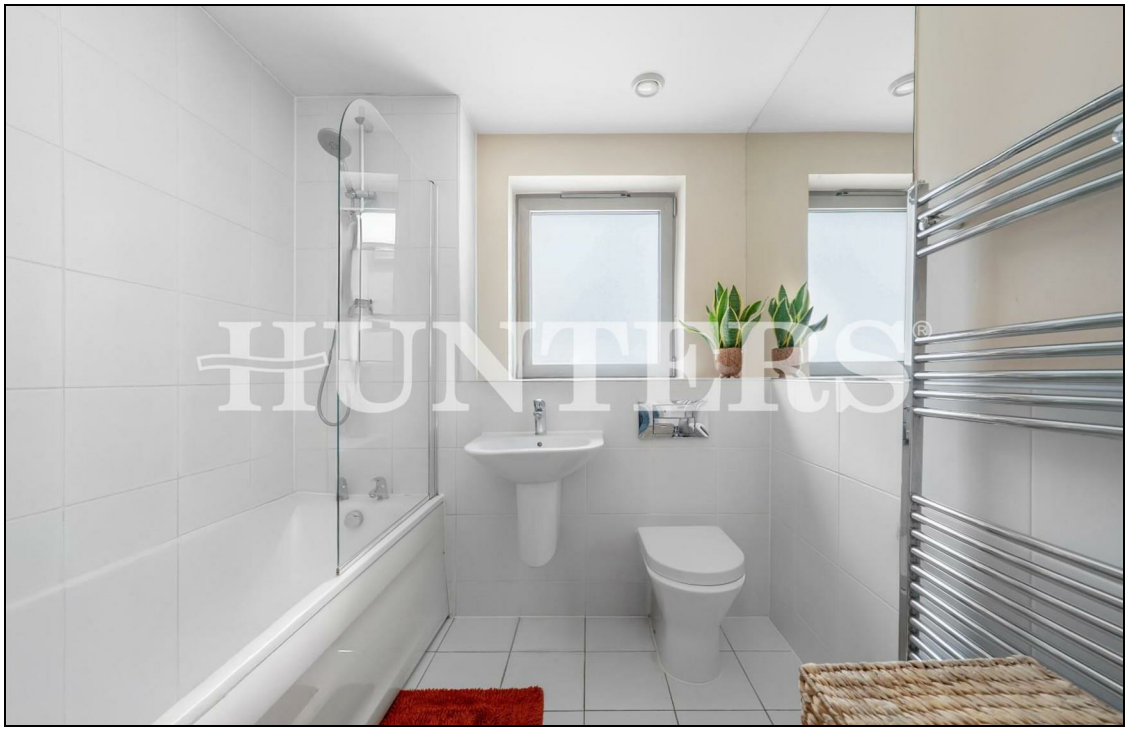





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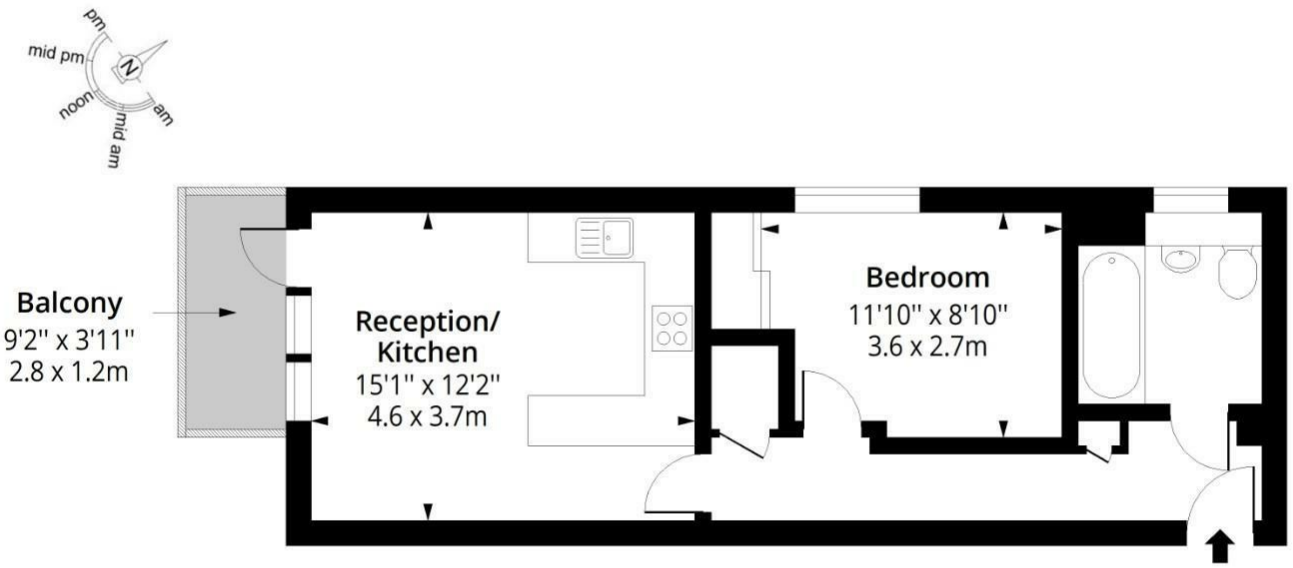

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Approximate Gross Internal Area = 454 Sq Ft - 42.18 Sq M



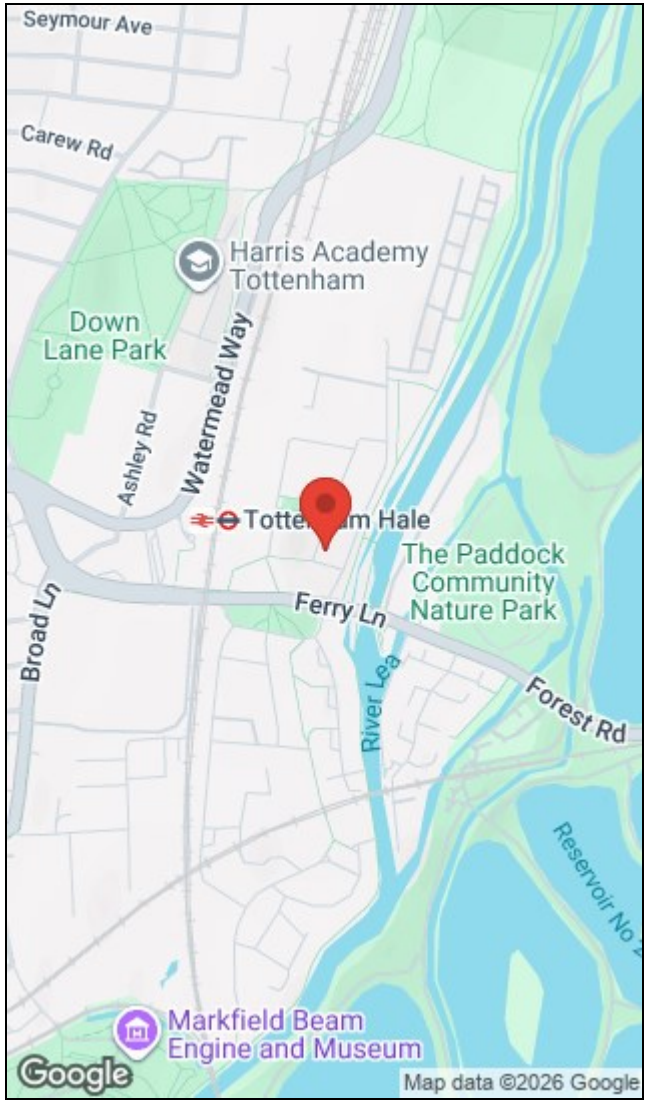
Second Floor

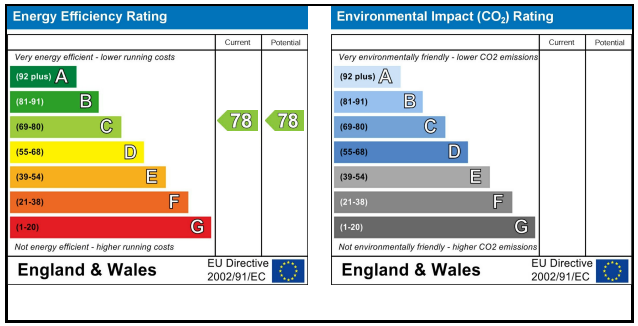
Floor Area 454 Sq Ft - 42.18 Sq M

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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

APPROVED CODE TRADINGSTANDARDS.UK

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