



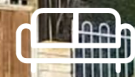
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Mulberry House, London, N15

Asking Price £385,000



Situated on the second floor, this well presented two bedroom flat offers bright and contemporary living in a highly convenient N15 location. The property benefits from a spacious open plan reception and kitchen area, thoughtfully designed to maximise natural light and provide an ideal space for both relaxing and entertaining.

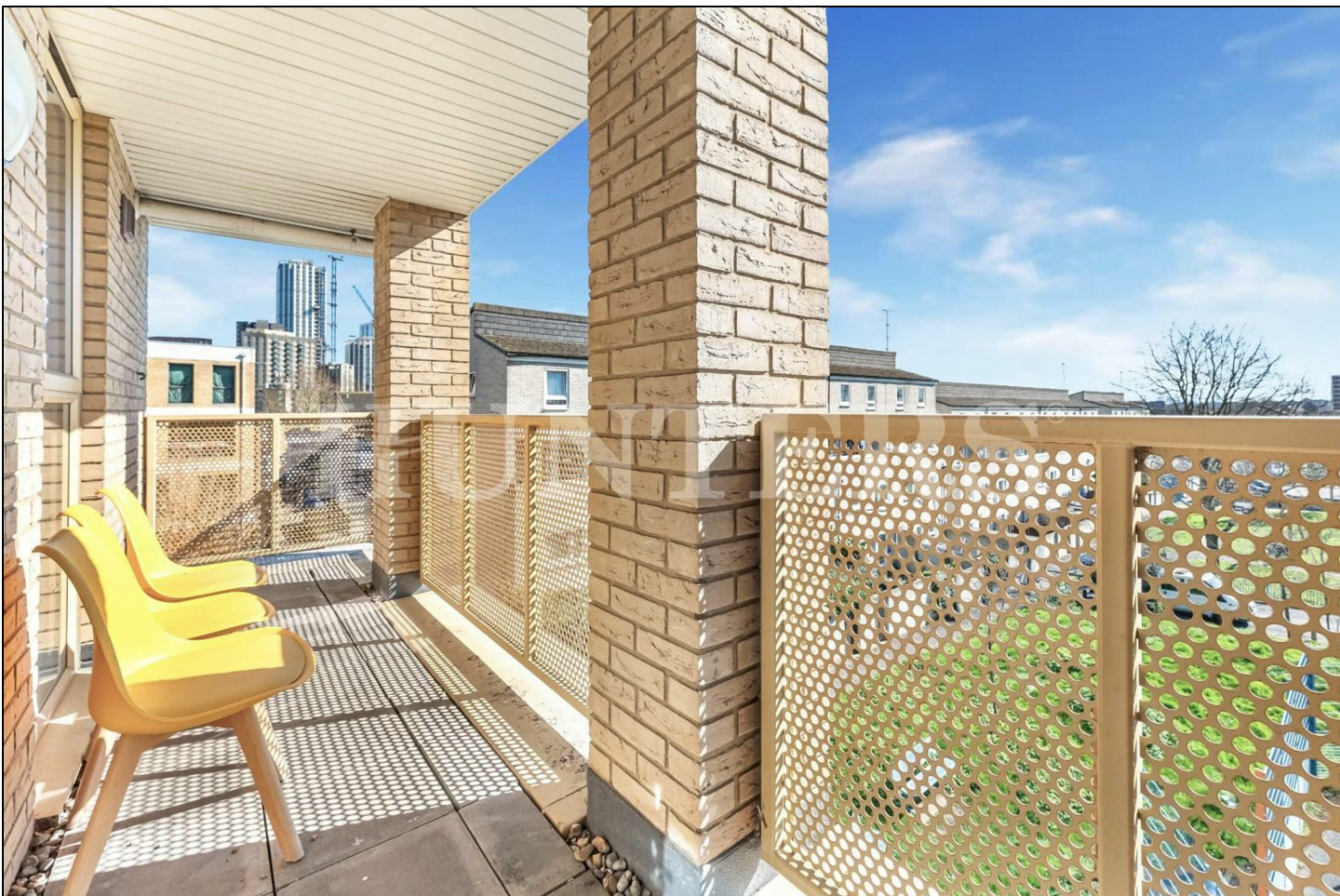
A standout feature of the home is the large private balcony, offering ample room for outdoor seating and a perfect spot to unwind. Both bedrooms are well proportioned, the modern kitchen is fitted with integrated appliances and sleek finishes, complementing the stylish interior throughout.

Located within easy reach of Tottenham Hale and Seven Sisters stations, the property enjoys excellent transport links into Central London and beyond. The surrounding area offers a variety of local amenities, shops, cafes, and green spaces, making this an attractive opportunity for professionals, first time buyers, or investors alike.

Lease length: 115 years

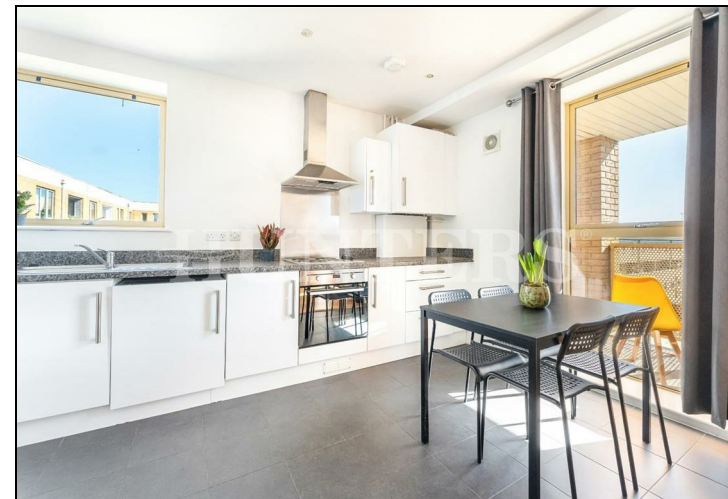
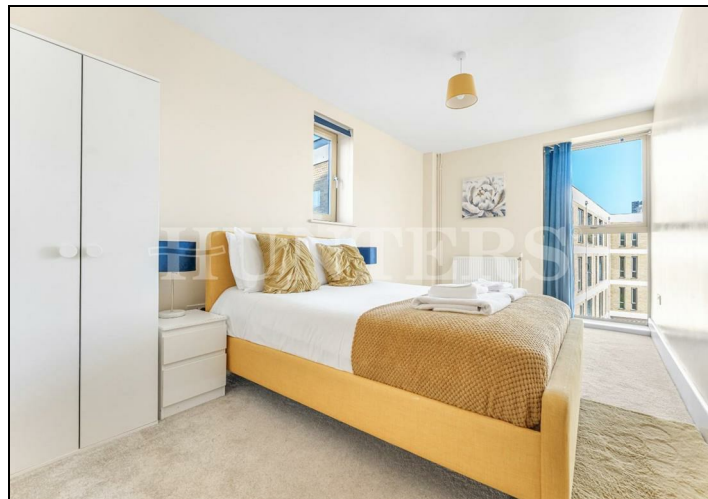
Service charge: TBC

Ground rent: £300.00

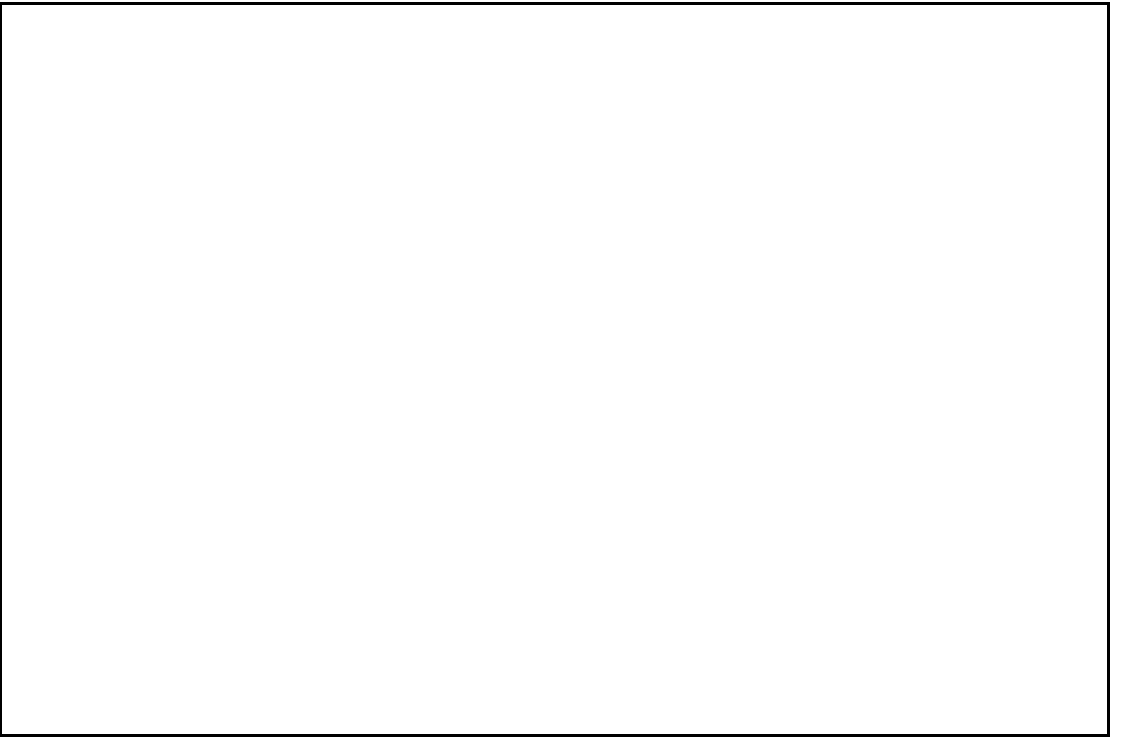


KEY FEATURES

- Two double bedroom
 - Second floor
- Large open plan living area
 - Fitted kitchen
- 6 minute walk to Seven Sisters station
(Victoria Line/ National Rail)
- 10 minute walk to Tottenham Hale station -
Direct route to Stansted Airport

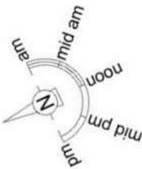






Mulberry House N15

Approximate Gross Internal Area = 763 Sq Ft - 70.88 Sq M

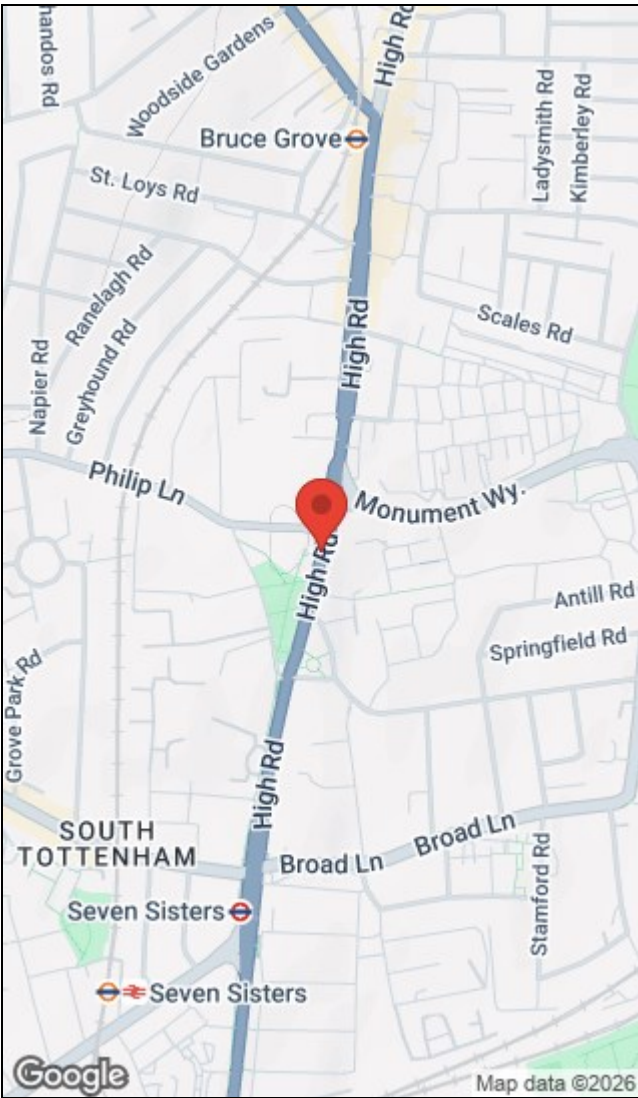


Second Floor

Floor Area 763 Sq Ft - 70.88 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
84	84		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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