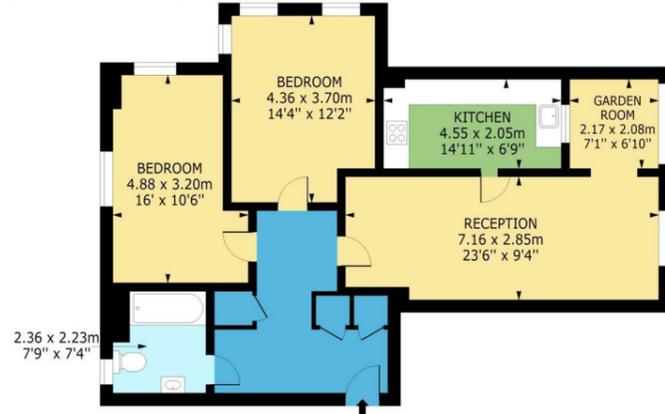


De Havilland Court N17

Approx. Gross Internal Area 945 Sq Ft - 87.79 Sq M



- Reception
23'5" x 9'4"
- Garden Room
7'1" x 6'9"
- Kitchen
14'11" x 6'8"
- Bedroom
14'3" x 12'1"
- Bedroom
16'0" x 10'5"
- Bathroom
7'8" x 7'3"



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.

ipaplus.com

THE STOW BROTHERS

Date: 21/2/2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



LEBUS STREET, TOTTENHAM

Asking Price £400,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Apartment
- Located on the Ninth Floor
- Secure Development
- Approx 945 Square Foot
- Easy Access to Walthamstow Wetlands
- Moments Away from Tottenham Hale Station
- Close to Local Amenities
- Being Sold With a Long Newly Extended Lease

A bright and well-proportioned two bedroom apartment, set within a contemporary secure development in one of Tottenham Hale's most connected pockets. Positioned on the ninth floor and unfolding across approximately 945 square foot, this is a home with generous proportions, impressive skyline views and a reassuring sense of space. Moments from transport links and within easy reach of the Lea Valley's open greenery, it offers a thoughtful balance of calm and connection. The property is being sold with a long newly extended lease, adding further peace of mind.

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IF YOU LIVED HERE.....

Arranged across a single level and designed with everyday living in mind, the layout centres around a beautifully bright living space. Large windows draw in plenty of daylight, enhancing the sense of openness that comes with its elevated position and creating a calm backdrop to daily life.

The separate kitchen is smart and contemporary, with ample storage, sleek finishes and generous worktop space. Clean lines and thoughtful detailing keep the look cohesive and understated, while the practical layout makes cooking and hosting feel easy and organised. The distinction between cooking and relaxing zones adds to the considered feel of the home.

Both bedrooms are well-proportioned doubles, set away from the main living areas for added privacy. The principal bedroom feels calm and generous, while the second bedroom is flexible enough to adapt to modern lifestyles, whether as a guest room, workspace or nursery. A contemporary bathroom and useful

built-in storage complete the interior. Throughout, the apartment feels carefully looked after and ready to move into, with secure entry below and a well maintained communal setting.

Stepping outside, you are moments from everyday amenities and reliable transport links, with strong connections across East London and into the City.

WHAT ELSE?

-Tottenham Hale Station is just moments away, offering Victoria line and National Rail services, including a direct route to Stansted Airport, while nearby neighbourhoods such as Walthamstow and Stoke Newington are within easy reach.

- The expansive green spaces and walking trails of Walthamstow Wetlands are close by, perfect for weekend wanders or morning runs.

- For something a little different, the brilliantly unique Baltic Seafood at Stonebridge Lock is around a 16 minute walk, serving up Turkish mackerel baguettes, calamari and other freshly prepared dishes right on the water.



A WORD FROM THE OWNER....

"One of my favourite things about Tottenham is its connectivity. The Victoria line from Seven Sisters and Tottenham Hale gets you to Oxford Circus or King's Cross in minutes, while the Overground offers easy links to Stansted Airport, Cambridge and, closer to home, Liverpool Street and Stratford. There's also plenty of green space, which feels rare for such a well-connected urban part of London. I love wandering through Tottenham Marshes or along the River Lea towpath towards Markfield Park and Springfield Park, where nature always feels close by. Food and drink options are abundant. There's the excellent Ferry Boat Inn, with its expansive pub garden just a five-minute walk away. Round the corner is Pressure Drop Brewery, which opens at weekends and hosts pop-up food vans from some brilliant local traders. You can also wander to Down Lane Park and stop for a coffee at the gorgeous café Dear Coco. The local area is changing month by month and has become a real hub for food, coffee, community vibes and events. Nearby gems include True Craft for sourdough pizza and beers, Perkyn's café and bottle shop, and The Palm, a cosy pub with great food and craft brews. Tottenham's popularity continues to grow thanks to its mix of space, connectivity and culture. Creative businesses, co-working hubs and studios sit alongside long-standing communities and classic North London terraces, with homes ranging from Victorian townhouses to modern riverside flats."

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