HUNTERS®
HERE TO GET you THERE
2
1
1
B

# Brewery House, London, N17

## Asking Price £375,000

Chain Free!

Spacious Two-Bed Garden Flat – Sole Use Outdoor Space & Excellent Transport Links
Set on the ground floor of a small, friendly block of just four flats, this well-presented two-bedroom home offers generous living space, a private garden, and a convenient location near Bruce Grove station—with direct trains to Liverpool Street.

Owned by the same residents since it was built in 2016, the property still benefits from an active NHBC warranty, offering peace of mind for buyers. The standout feature is the impressive 24'3" x 12'6" open-plan kitchen/reception room—bright and spacious, with defined zones for cooking, dining, and relaxing. French doors open directly onto the sole-use garden, creating a seamless indoor-outdoor feel, ideal for summer evenings.

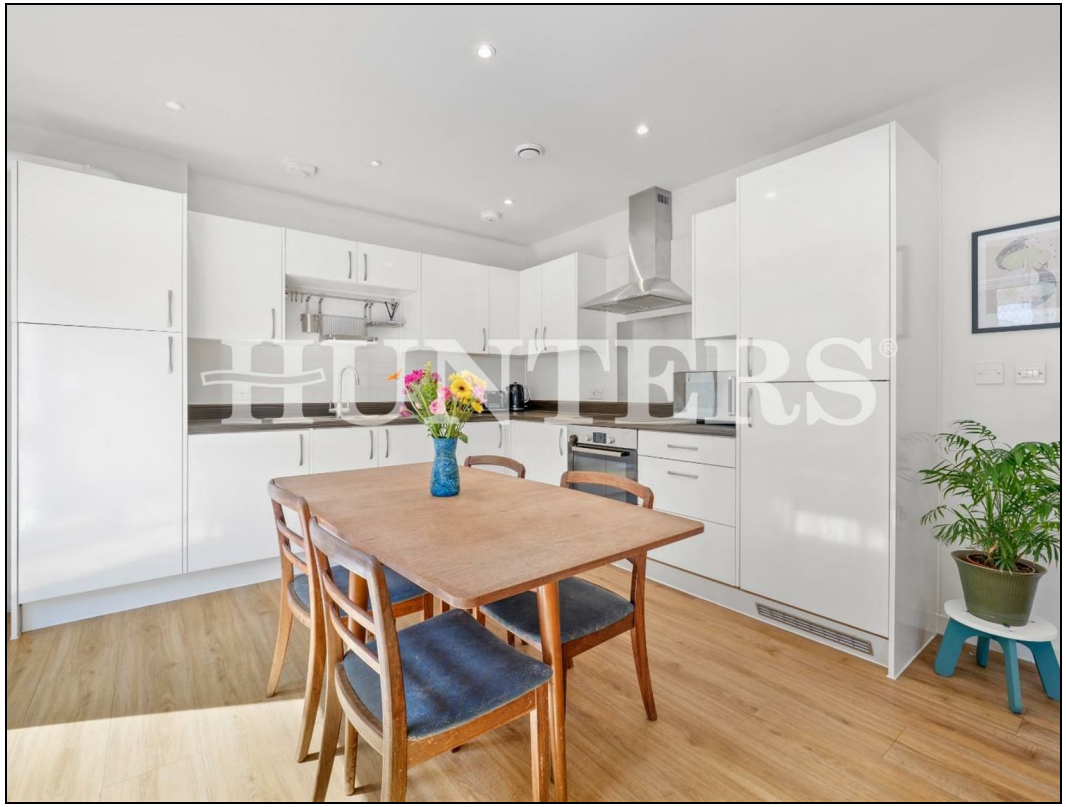
Both bedrooms are doubles, with the second featuring a cleverly integrated wall-mounted pull-down bed—perfect for maximising space. The bathroom is a modern three-piece suite, and there's also a private outdoor shed—ideal for bike storage or garden tools.
The flat is located within the catchment for outstanding-rated schools and nurseries, including Pembury Nursery and Harris Coleraine Academy, making it a great option for young families.

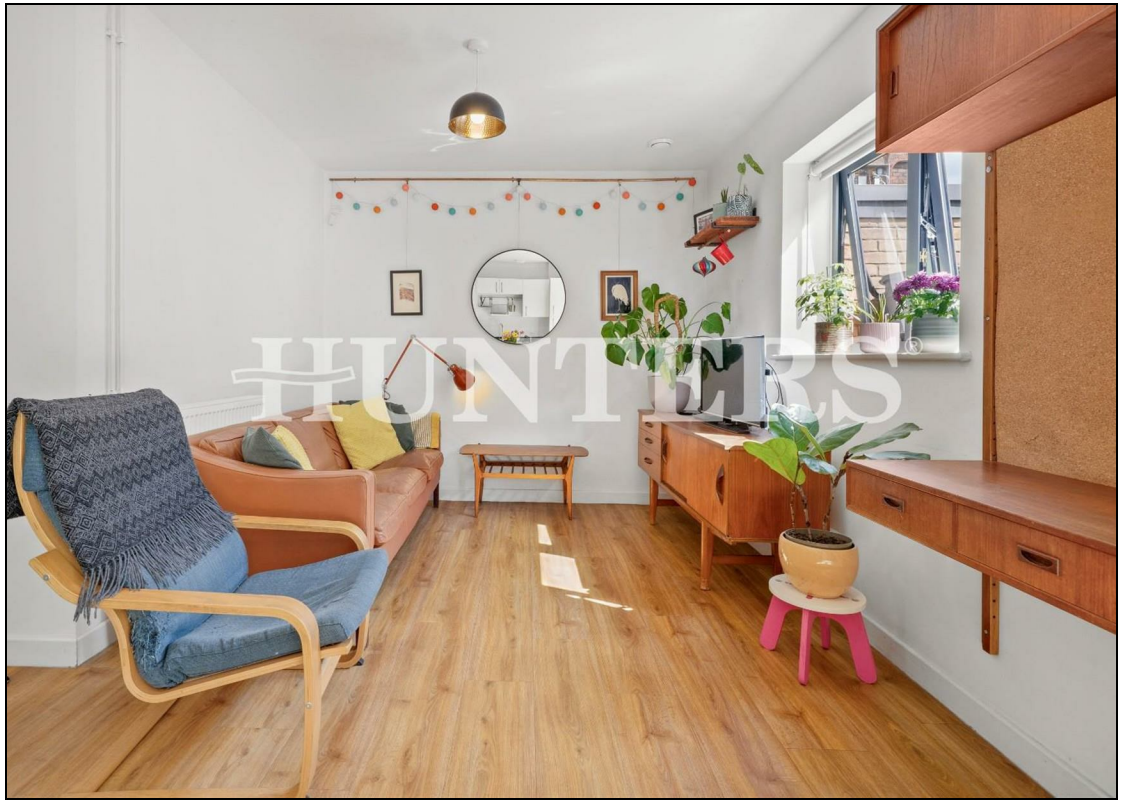
Outdoor lovers will appreciate the proximity to Tottenham Marshes, Bruce Castle Park, Lordship Recreation Ground, and Downhills Park—all ideal for walks, exercise, and time in nature.
This charming Whitbread Close flat offers not just a home but a warm, welcoming community with great amenities and connectivity. Early viewing is highly recommended.

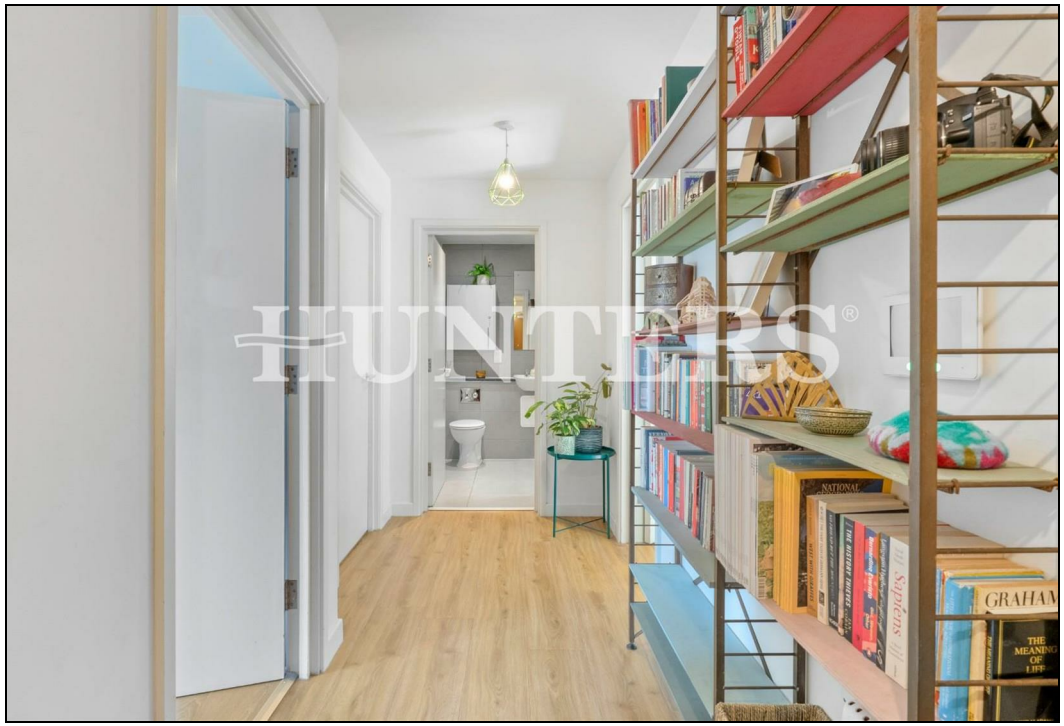
Service Charge - £214pcm (£2,563.20 annually)
Ground rent - £0
Lease : 125 Years from the 10/05/17
Council tax band: B

## KEY FEATURES

- Ground floor garden flat
- Two double bedrooms
- Open plan kitchen/reception
- Fitted kitchen
- Sole use garden
- Bruce Castle Park and Tottenham Marshes
- Bruce Grove, White hart Lane, Northumberland Park and Tottenham Hale stations
- EPC rating B
- Chain Free


HUNTERS®


HUNTERS®


HUNTERS®
NATIONAL
GRAHAM
THE MEANING OF LIFE

HUNTERS®

HUNTERS®

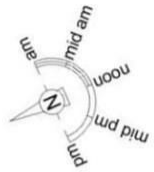
HUNTERS®

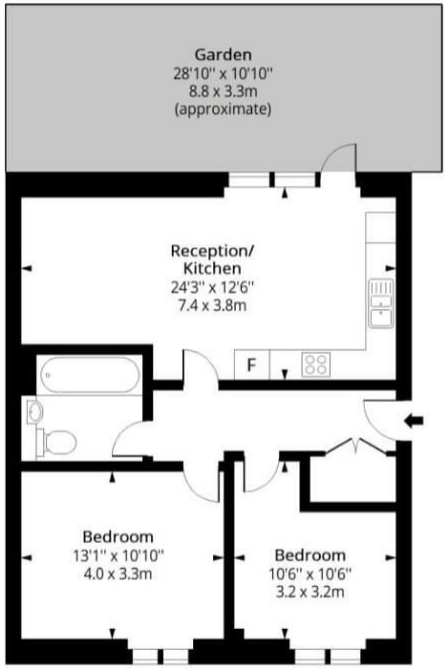
HUNTERS®

HUNTERS®

# Brewery House, N17

**Approximate Gross Internal Area** = 725 Sq Ft - 67.35 Sq M



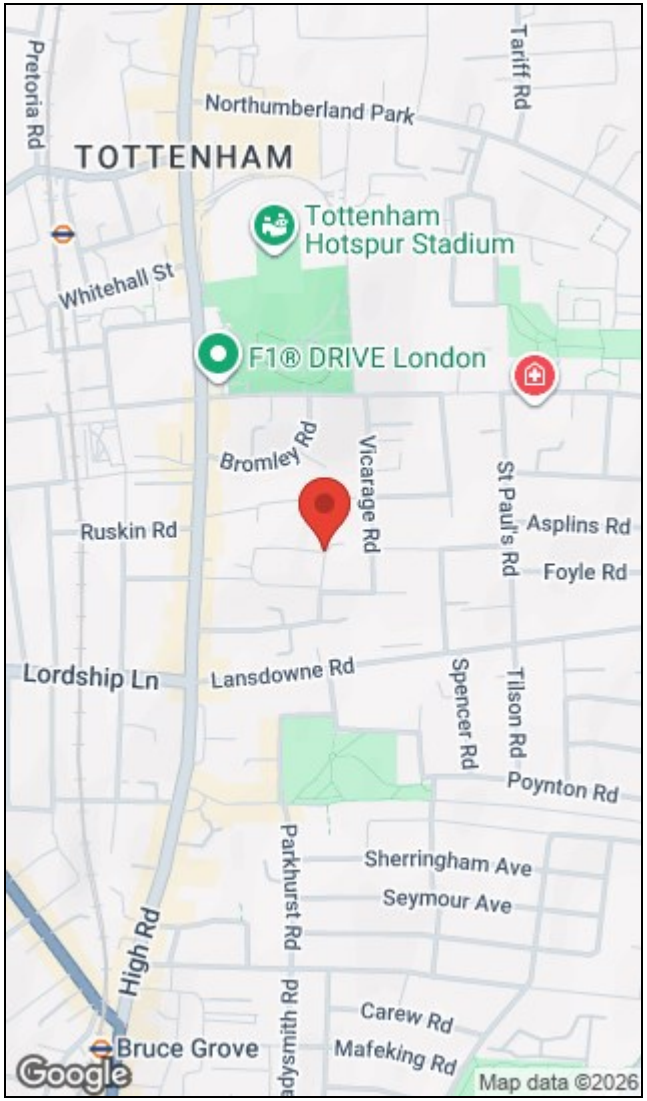



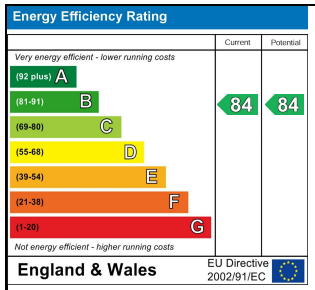

**Ground Floor**
Floor Area 725 Sq Ft - 67.35 Sq M

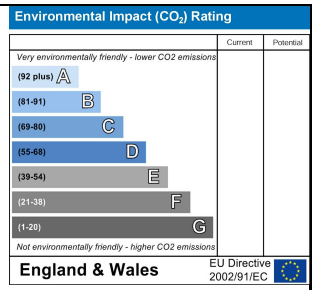
HUNTERS

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.





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


The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK


This Hunters business is independently owned and operated by Alexander Williams Ltd : Registered Address: 284 High Road, London, England, N15 4AJ : Registered Number: 10411714 England and Wales : VAT No: 255 9446 70 with the written consent of Hunters Franchising Limited.