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Park View Road, London, N17

Offers In Excess Of £318,500



This well presented two bedroom top floor apartment offers a bright and spacious home in a popular N17 location, within walking distance of Tottenham Hale and a range of open green spaces.

Ideal for professionals, couples or small families, the property combines modern living with excellent transport connections.

At the heart of the home is a generous open plan living and dining area, providing plenty of space to relax or entertain. Large windows allow natural light to flood the room, creating a welcoming and airy feel throughout. The open plan kitchen is thoughtfully designed with integrated appliances and ample worktop space, making it both practical and stylish for everyday use.

The apartment features two well proportioned bedrooms, each offering a comfortable and peaceful retreat. A modern bathroom completes the accommodation and is fitted with contemporary fixtures and finishes. Being positioned on the top floor, the flat benefits from added privacy and pleasant outlooks over the surrounding area.

Residents also have access to a communal garden, providing a shared outdoor space to enjoy during warmer months.

The location is a key highlight, with Northumberland Park and Tottenham Hale stations close by, offering swift access to the Victoria Line and direct routes into the City and beyond. Local shops, cafés and everyday amenities are within easy reach, while Down Lane Park and the River Lea offer excellent options for walking, cycling and outdoor leisure.

Offered chain free, this attractive apartment represents a fantastic opportunity for first time buyers or investors seeking a well connected North London home.

Additional information

Ground rent and service charge £145 per month

EPC rating C

Council tax band C



KEY FEATURES

- Two bedrooms
- Top floor
- Open plan living space
- Fitted kitchen
- Tottenham Hale (Victoria Line) and Northumberland park(British Rail)
- Walthamstow Wetlands and Tottenham Marshes
- EPC rating C
- Chain free

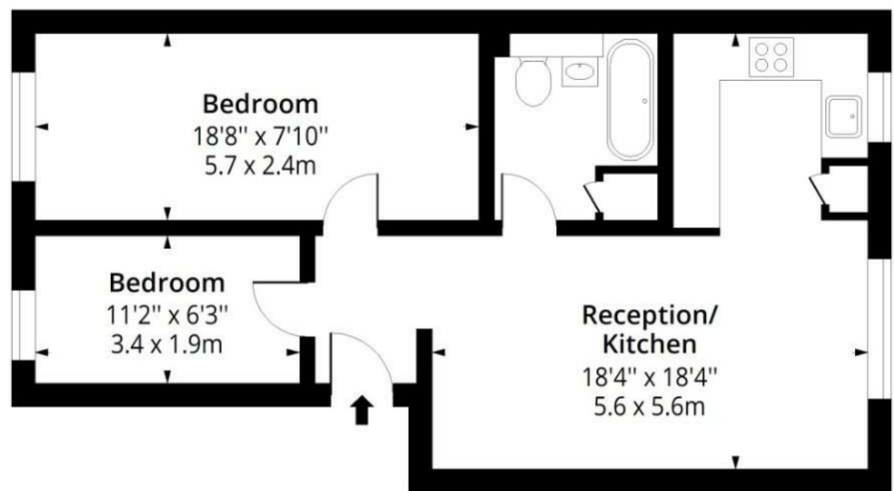
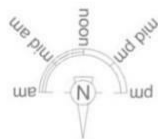






Park View Road , N17

Approximate Gross Internal Area = 585 Sq Ft - 54.35 Sq M

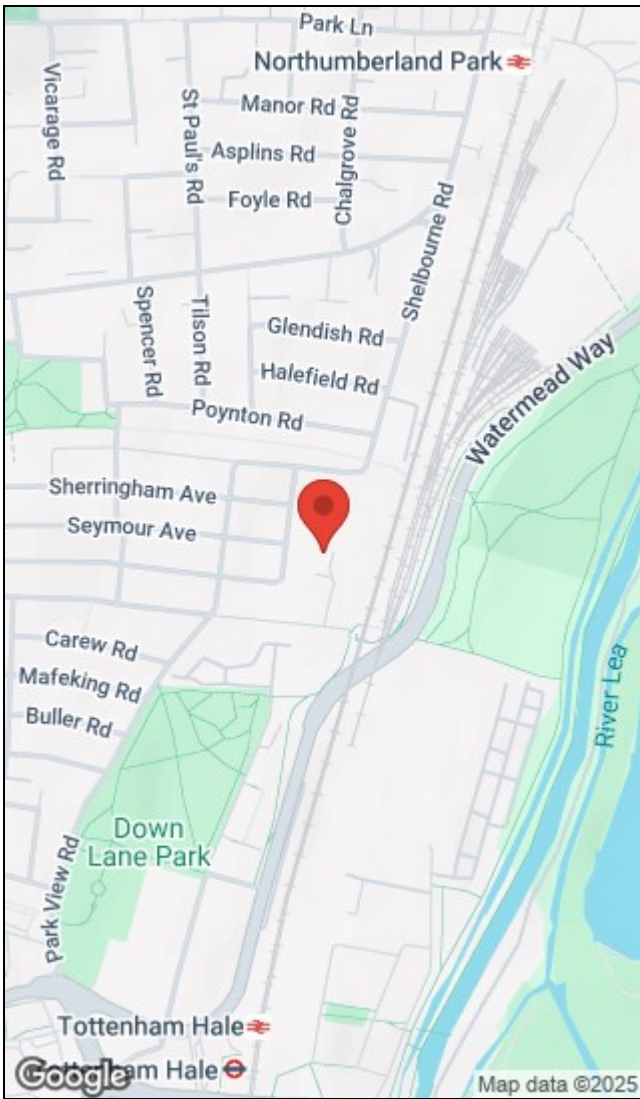


Second Floor

Floor Area 585 Sq Ft - 54.35 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	
	Potential		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	
Current	Potential	Current	Potential
	76	78	82
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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