



HUNTERS®
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Hale Gardens, London, N17

Guide Price £400,000



Guide Price £400,000 - £420,000

Beautifully refurbished three bedroom split-level flat situated within Hale Gardens, N17, offering stylish and well proportioned accommodation arranged over two floors. Presented in excellent condition throughout, the property provides a contemporary and ready to move into home, ideal for families, professional couples or those looking for a spacious property with a practical layout.

The accommodation comprises three well proportioned bedrooms, a bright and welcoming reception space and a modern fitted kitchen with a range of integrated appliances. Further benefits include a convenient downstairs WC, adding practicality for everyday living, while the property has been refurbished to provide a modern finish throughout. The split-level arrangement creates a natural separation between the living and sleeping areas.

To the rear is a private east facing paved garden, providing an attractive outdoor space for relaxing, entertaining and enjoying the morning and daytime sun. Located within Hale Gardens, the property is well placed for amenities with Tottenham Retail Park less than a 5 minute walk away and transport links including Tottenham Hale station, connecting you to central London within 15 minutes, and Stansted Express train connecting you to Stansted Airport within 35 minutes. While the nearby Walthamstow Wetlands and River Lea provide an option for green spaces.

Lease remaining - 120 year lease

Service charge - £1605.04 per year

Ground rent - £10 per year

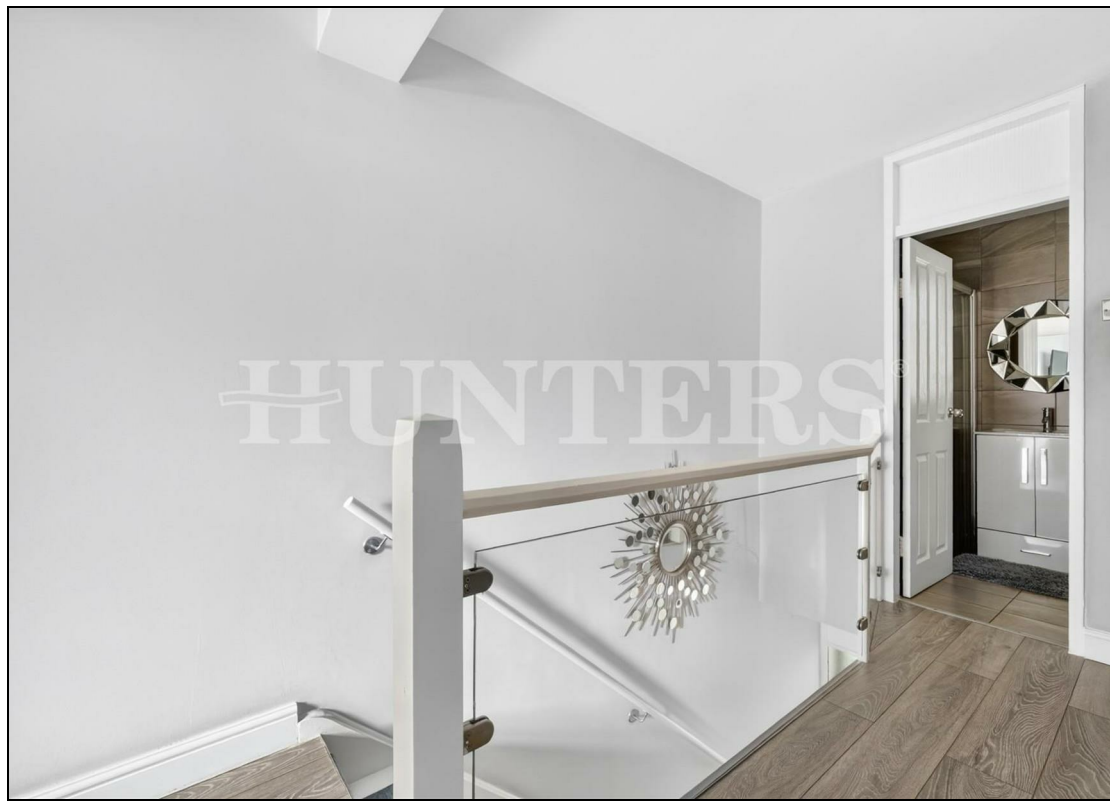
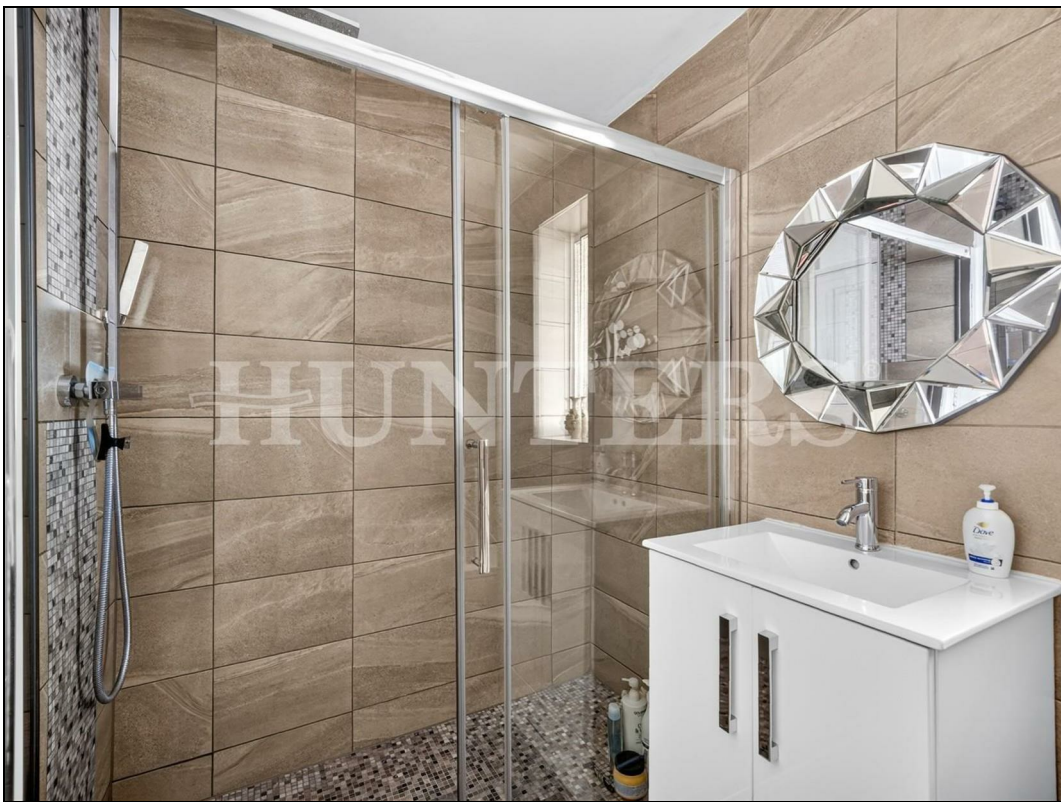


KEY FEATURES

- Three bedroom
- Split-level
- 5 minute walk to Tottenham Hale Station
- 5 minute walk to Tottenham Retail Park
- Newly refurbished
- Downstairs WC
- East facing private garden
- EPC - TBA

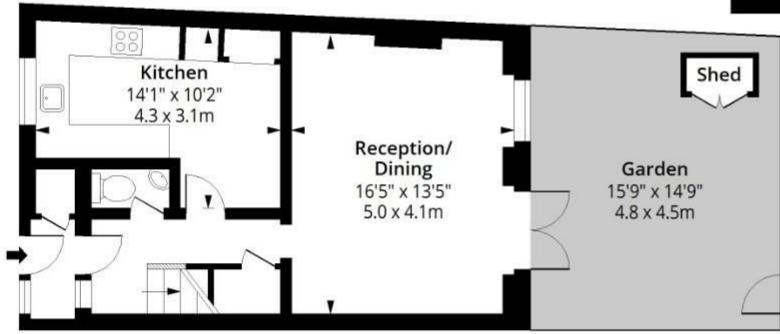
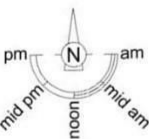






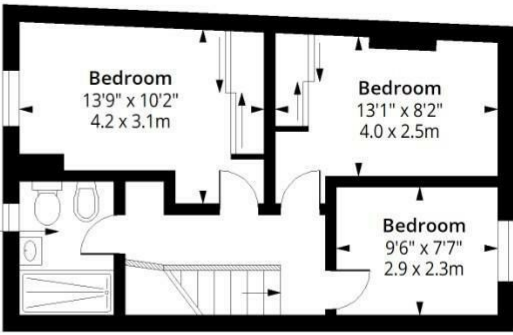
Hale Gardens N17

Approximate Gross Internal Area = 945 Sq Ft - 87.79 Sq M



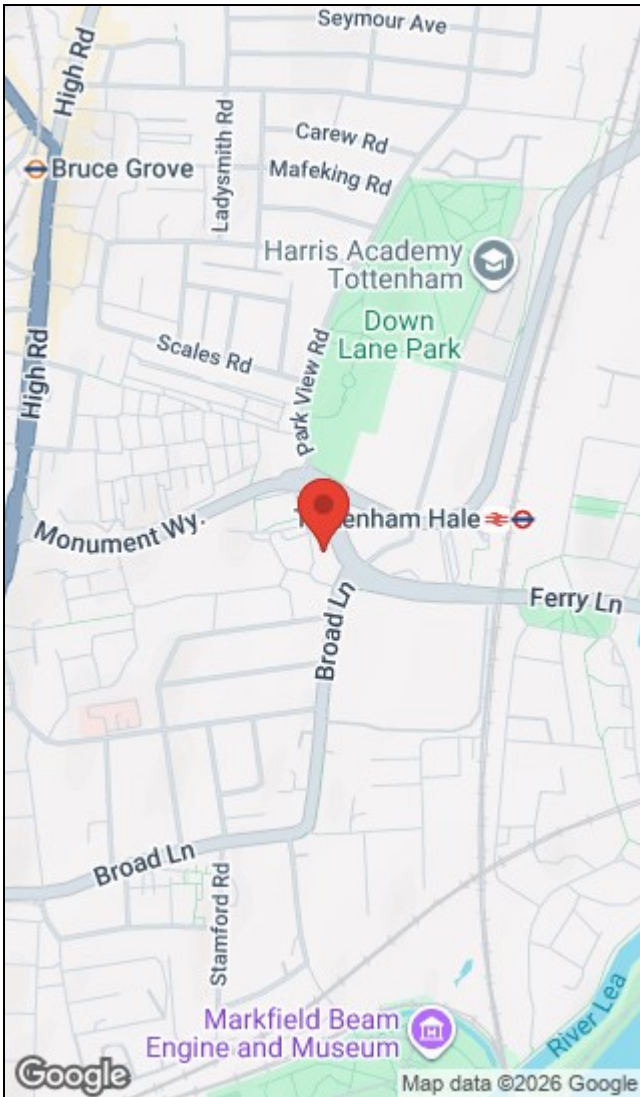
Ground Floor

Floor Area 474 Sq Ft - 44.03 Sq M



First Floor

Floor Area 471 Sq Ft - 43.76 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		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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



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