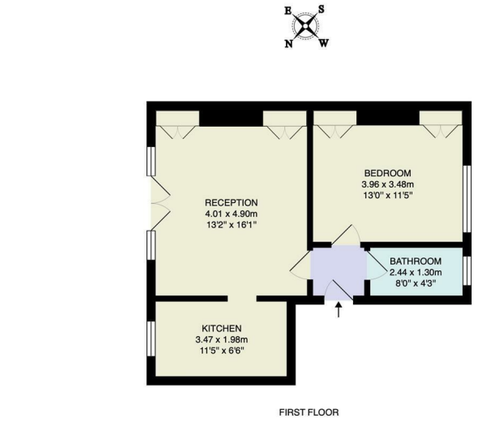


FIRST FLOOR

Total Area: 47.3 m² ... 509 ft²

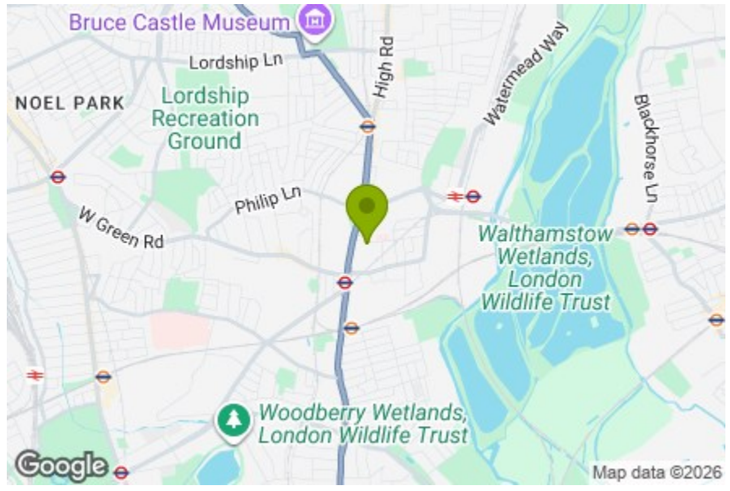
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

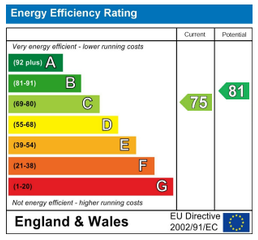
Reception Room
13'1" x 16'0"

Kitchen
11'4" x 6'5"

Bedroom
12'11" x 11'5"

Bathroom
8'0" x 4'3"





E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

THE STOW BROTHERS

SALES
LETTINGS
NEW HOMES
INVESTMENT & DEVELOPMENT



TALBOT ROAD,

Offers In Excess Of £325,000 Leasehold
1 Bed Flat

Features:

- One Bedroom Apartment
- Located on the First Floor
- Brand New Lease on Completion
- Circa 509 Square Foot
- Moments Away from Seven Sisters
- A Short Walk to Tottenham Marshes
- Close to Local Amenities
- Communal Gardens & Parking

A bright and well-proportioned one bedroom apartment on the first floor of a substantial converted building, just moments from Seven Sisters. Brand new lease on completion and offering circa 509 square feet of internal space, it has a generous layout, calm interiors, communal gardens and the welcome bonus of parking.

REQUEST A VIEWING
0203 369 6444















REQUEST A VIEWING
0203 369 6444

IF YOU LIVED HERE...

The reception room is the natural heart of the home, and it is a lovely one. At over 16ft long, it feels open and easy, with tall glazing drawing in plenty of daylight and giving the whole space a bright, relaxed feel. There is ample room to stretch out and unwind, while the dining area sits neatly to one side, framed by fitted shelving and cabinetry that make the space feel both useful and considered. It is the kind of room that suits everyday living very well, whether you are working from home, eating with friends or simply putting your feet up at the end of the day.

Just off the reception, the separate kitchen is practical and light-filled, with generous worktop space, shaker-style units and a bold tiled splashback adding a bit of character. Across the hall, the bedroom is an inviting double with fitted wardrobes and a large window, while the bathroom is neatly finished with a full bath, overhead shower and useful vanity storage. Altogether, it is a flat that feels easy to settle into from the start, with a thoughtful layout and a calm, well cared for feel throughout.

WHAT ELSE?

Seven Sisters is moments away, making it easy to get across London when needed.
Tottenham Marshes is only a short walk from your door when you want open space and a change of pace.
Local amenities are close at hand, so day-to-day essentials are pleasingly straightforward.
Residents have access to communal gardens as well as parking.



A WORD FROM THE OWNER...

"We've had four and a half happy years in this flat and will be sad to move on. We feel so lucky to have had such a quiet street, whilst being so near the high street and amazing transport links via the Victoria & Overground lines. There are so many great pubs, cafes, restaurants and things to do in Tottenham, we love The Palm and The High Cross, and there are new things popping up all the time - it's really exciting."

FOLLOW US ↬ @STOWBROTHERS
STOWBROTHERS.COM