



**HUNTERS®**

HERE TO GET *you* THERE



# Broadwater Road, London

## Asking Price £205,000



This one bedroom first floor Victorian conversion is offered chain free, making it an attractive opportunity for buyers seeking a well located home with plenty of potential.

The property offers a spacious reception room and a generous kitchen diner, with ample space for a dining table and everyday meals. There is a good sized double bedroom and a bathroom. The flat does require redecorating throughout, providing an excellent opportunity to personalise the space and add value.

Ideally positioned close to Bruce Grove British Rail station, the property benefits from direct services to Liverpool Street and Seven Sisters. The location offers the best of both worlds, combining a peaceful residential setting with easy access to the open green spaces of Bruce Castle Park and the twenty acre Lordship Recreation Grounds.

This is more than just a home, it is a blank canvas ready for someone to bring their vision to life and create a space that blends Victorian character with modern living. Set within a vibrant community and close to well loved green spaces, this property offers a unique and personal living opportunity.

Lease and ground rent details:

The property is held on a lease with approximately 62 years remaining.

Ground rent is £150 per annum for the first 33 years, £300 per annum for the next 30 years, and £450 per annum for the remainder of the term.

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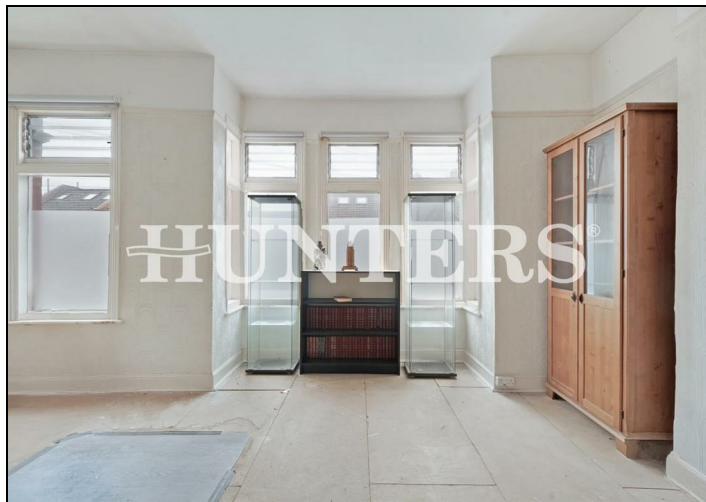
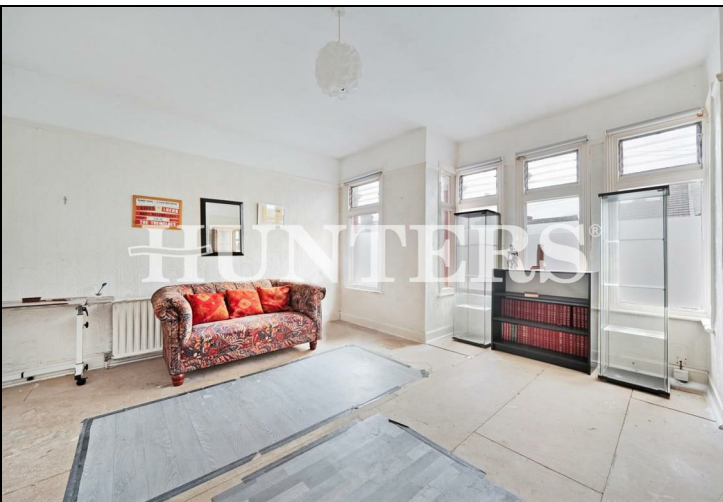
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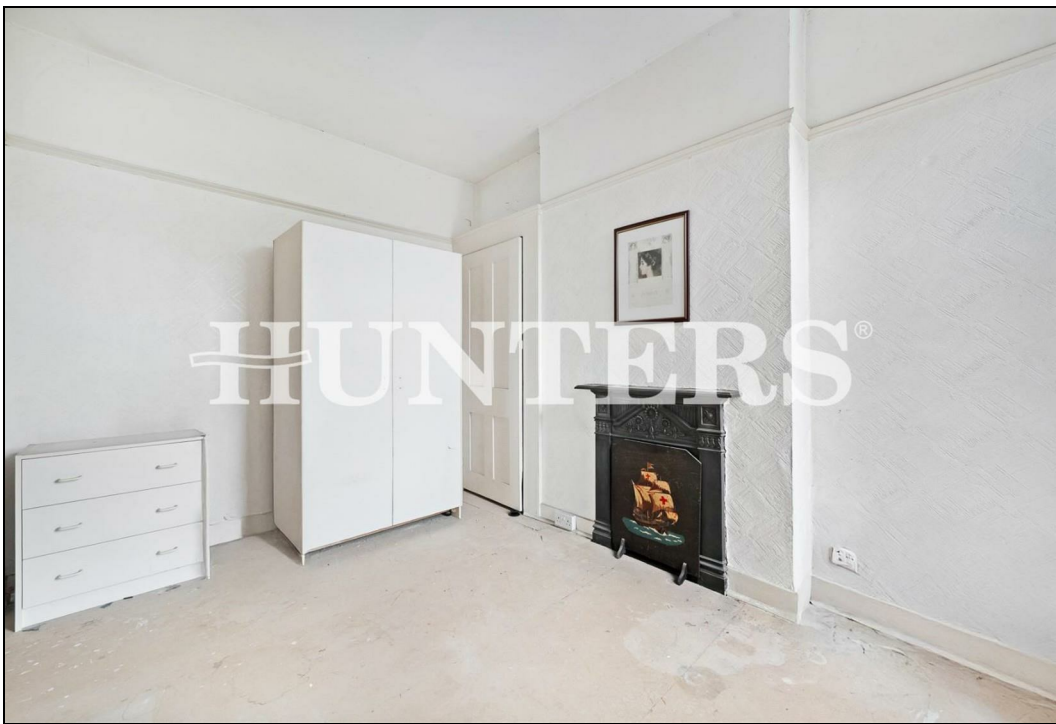


## KEY FEATURES

- One bedroom first floor flat
- Victorian conversion
- Large kitchen diner
- Lots of potential
- Bruce Grove Station
- Lordship Recreation Ground
- Bruce Castle Museum
- EPC rating C

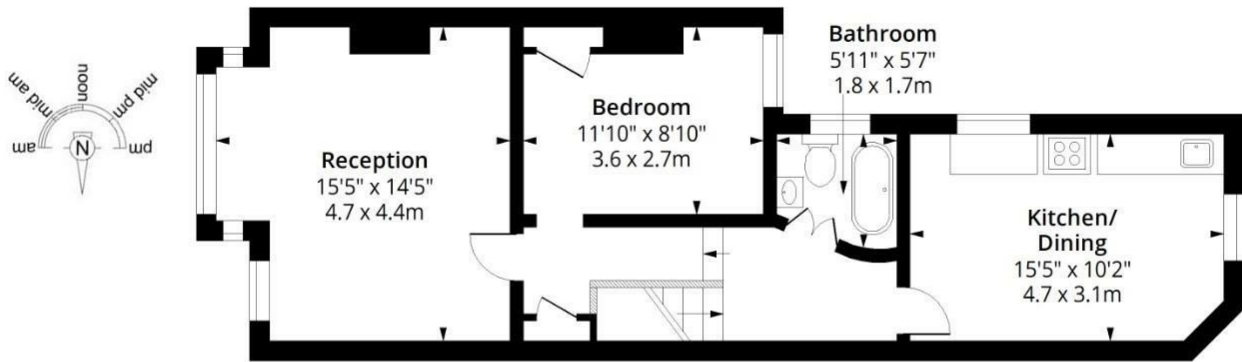






Broadwater Road, N17

Approximate Gross Internal Area = 614 Sq Ft - 57 Sq M



First Floor

Floor Area 623 Sq Ft - 55.33 Sq M

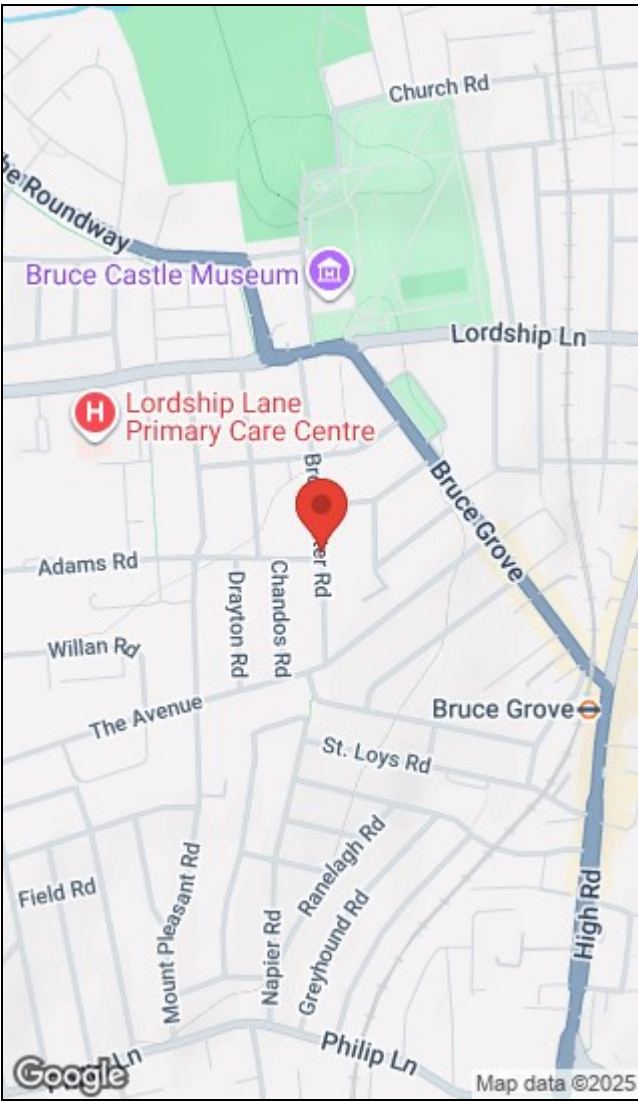


Ground Floor  
Entrance

Floor Area 18 Sq Ft - 1.67 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	73	79			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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