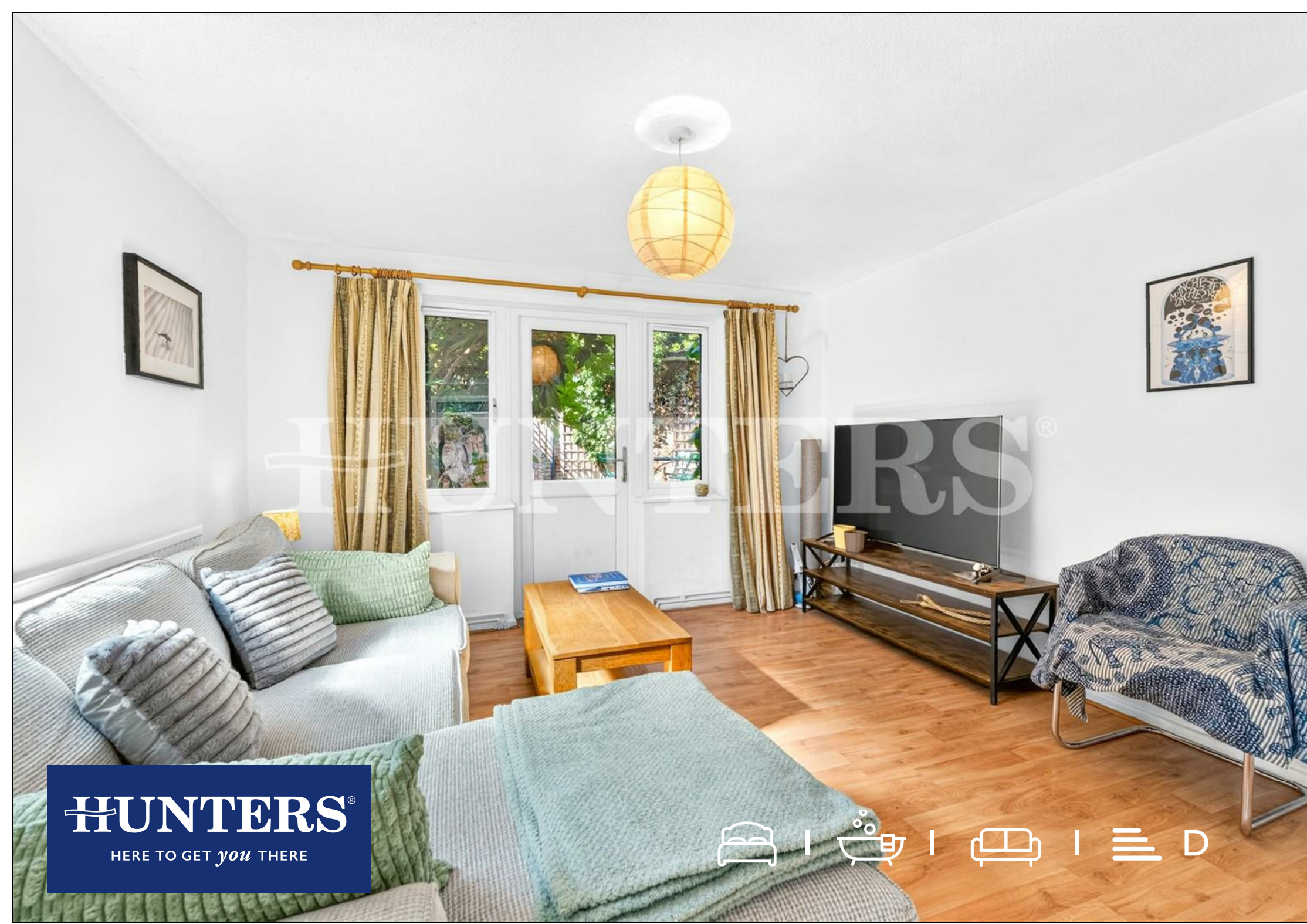




HUNTERS[®]
HERE TO GET *you* THERE



Tynemouth Road, London, N15

Asking Price £349,995



Set on the ground floor of the well maintained Yeats Court development on Tynemouth Road, this presentable one bedroom garden flat with own entrance is offered to the market. The property has been thoughtfully updated and features a newly fitted bathroom, a bright and well proportioned living space, a generous double bedroom and the rare benefit of a private garden, providing some valued outside space.

Perfectly placed for commuters, the apartment is within easy walking distance of both Seven Sisters and Tottenham Hale stations, offering excellent Victoria Line, National Rail and London Overground connections. From Tottenham Hale, the Victoria Line reaches King's Cross St Pancras in around 10 minutes and Oxford Circus in approximately 15 minutes, while direct Stansted Express services provide a convenient journey to Stansted Airport in as little as 36 minutes, making the property ideal for both city professionals and frequent travellers.

The surrounding area offers an outstanding lifestyle with a wealth of amenities close by. Residents can enjoy nearby green spaces including Downhills Park, Markfield Park and Walthamstow Wetlands, while the popular Tottenham Hale Retail Park provides a wide range of shopping and everyday conveniences. Independent favourites such as Just Milk Café are perfect for weekend brunches or coffee, and an excellent selection of welcoming local pubs and eateries create a vibrant neighbourhood atmosphere.

Lease length - 154 years

EPC - D

Service charge - £114 pcm

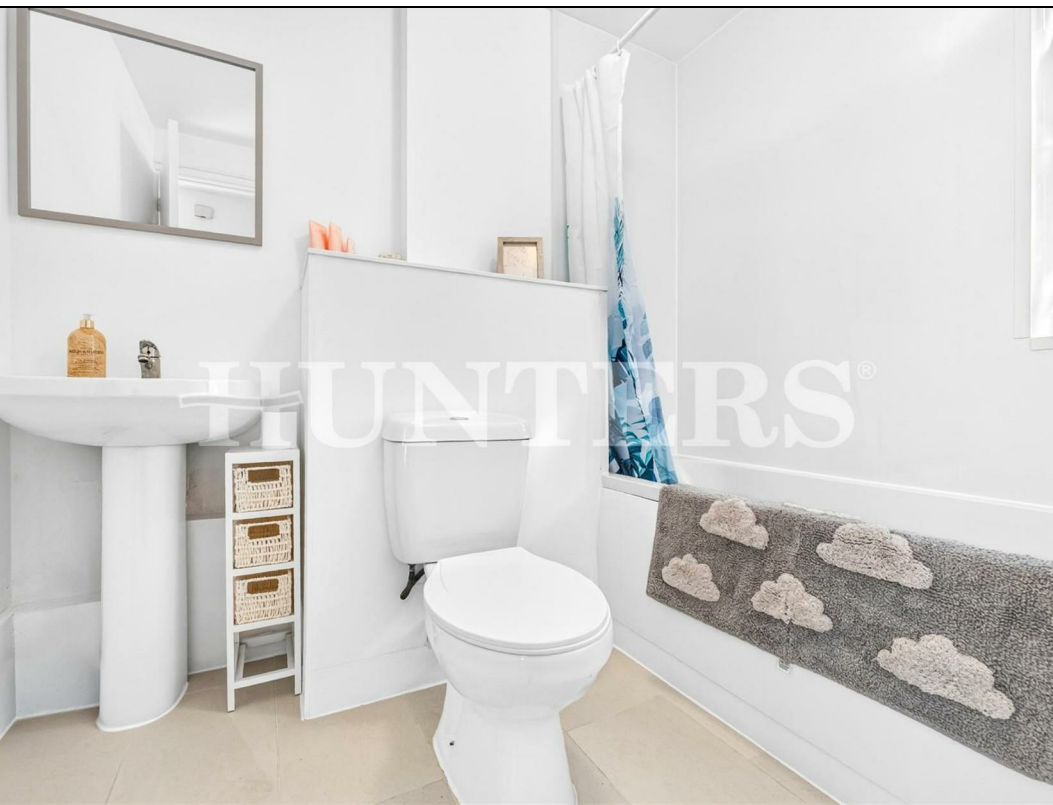
Ground rent - No ground rent

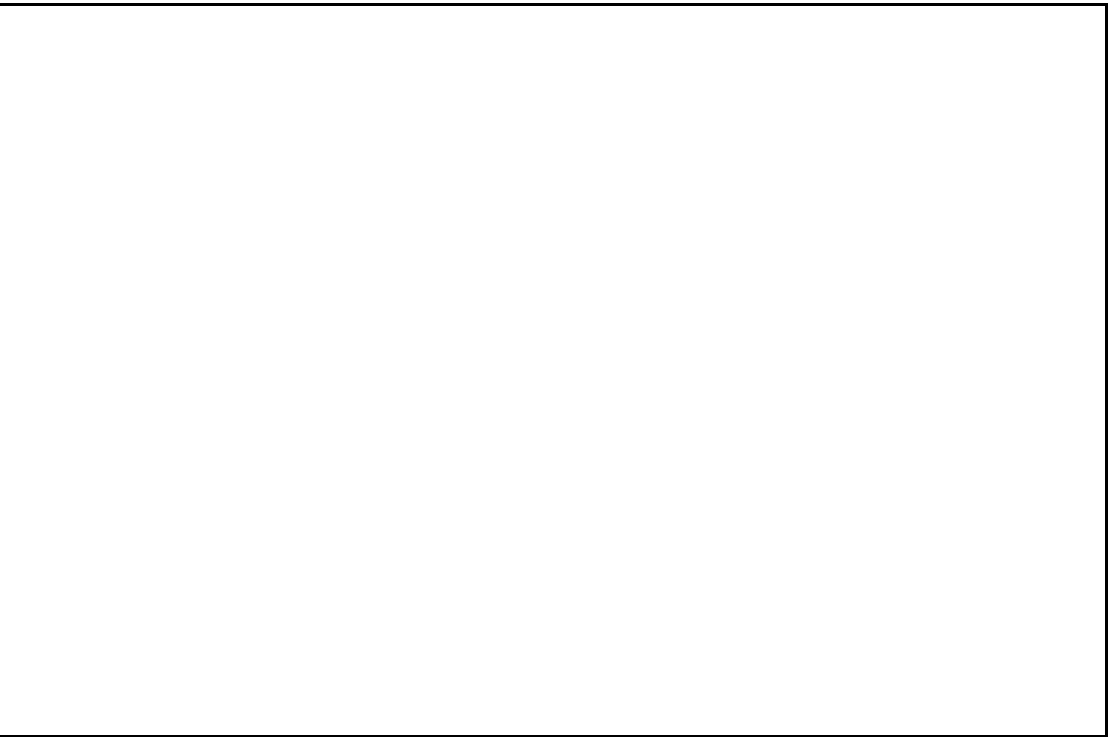


KEY FEATURES

- Long lease
- Ground floor garden flat
- Private front and rear garden
- New bathroom
- Close to Tottenham Hale and Seven Sisters station
- Own entrance
- Council tax - B
- EPC - D

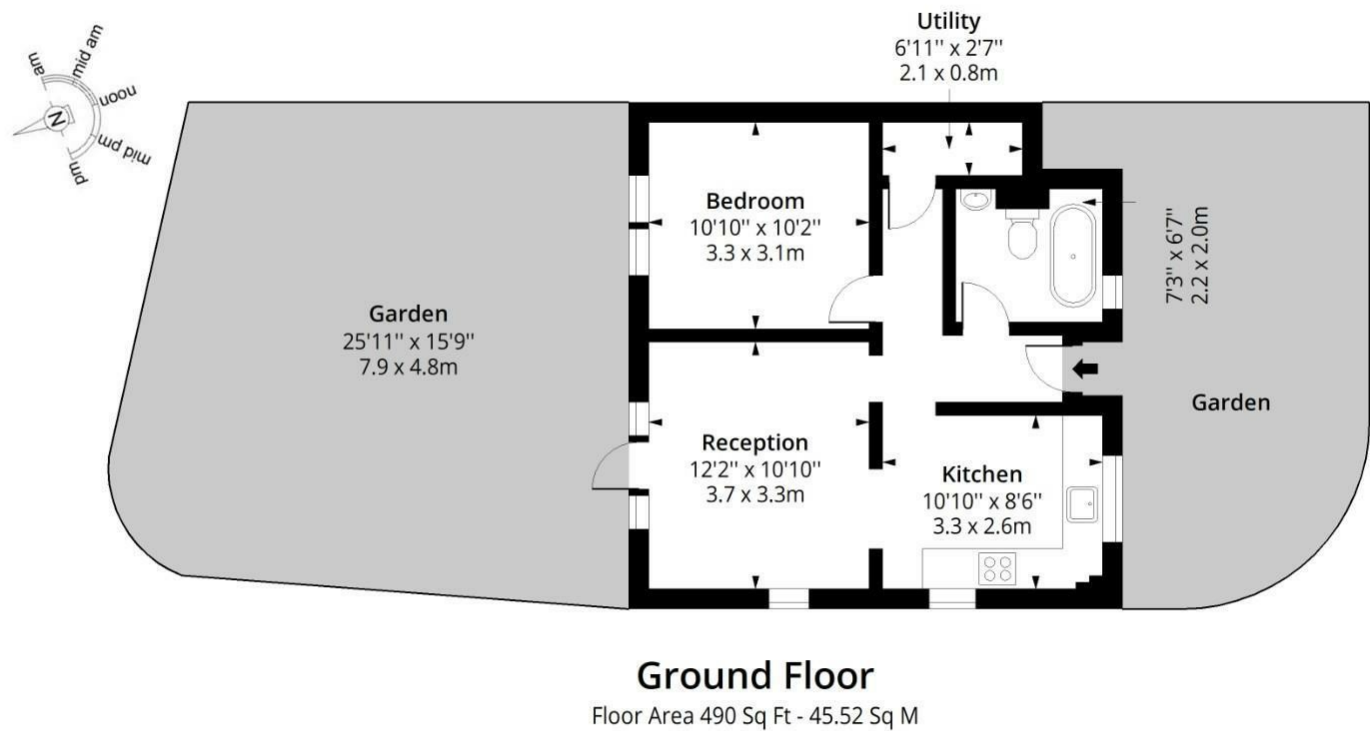




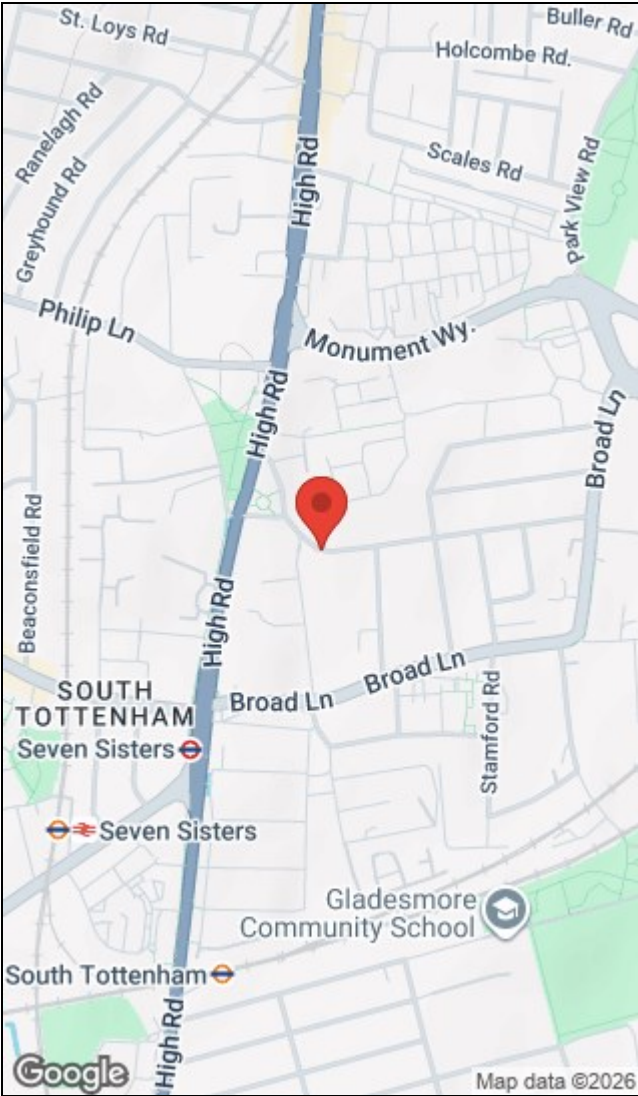


Tynemouth Road N15

Approximate Gross Internal Area = 490 Sq Ft - 45.52 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



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.