



7 Erskine Crescent, London, N17 9PR  
£295,000



Situated on the ever-popular Ferry Lane Estate, this property enjoys an enviable setting adjacent to the River Lea, with scenic canal walks right on the doorstep. Excellent transport links are close by at Tottenham Hale, including the Victoria line and the Stansted Express, providing swift access into central London and beyond.

The stunning Walthamstow Wetlands are just minutes away, offering 160 hectares of open space ideal for leisurely walks, wildlife spotting, or stopping for a coffee and light refreshment. For everyday convenience, Tottenham Hale Retail Park is nearby, while Walthamstow Village and Blackhorse Road station, also served by the Victoria line, are within easy reach.

The property benefits from its own private entrance and comprises a well-proportioned double bedroom, a good-sized lounge, a fitted kitchen, and a white bathroom suite featuring natural light and ventilation. Offered chain free, this home represents an excellent opportunity for a first-time buyer looking to take their first step onto the property ladder.

