

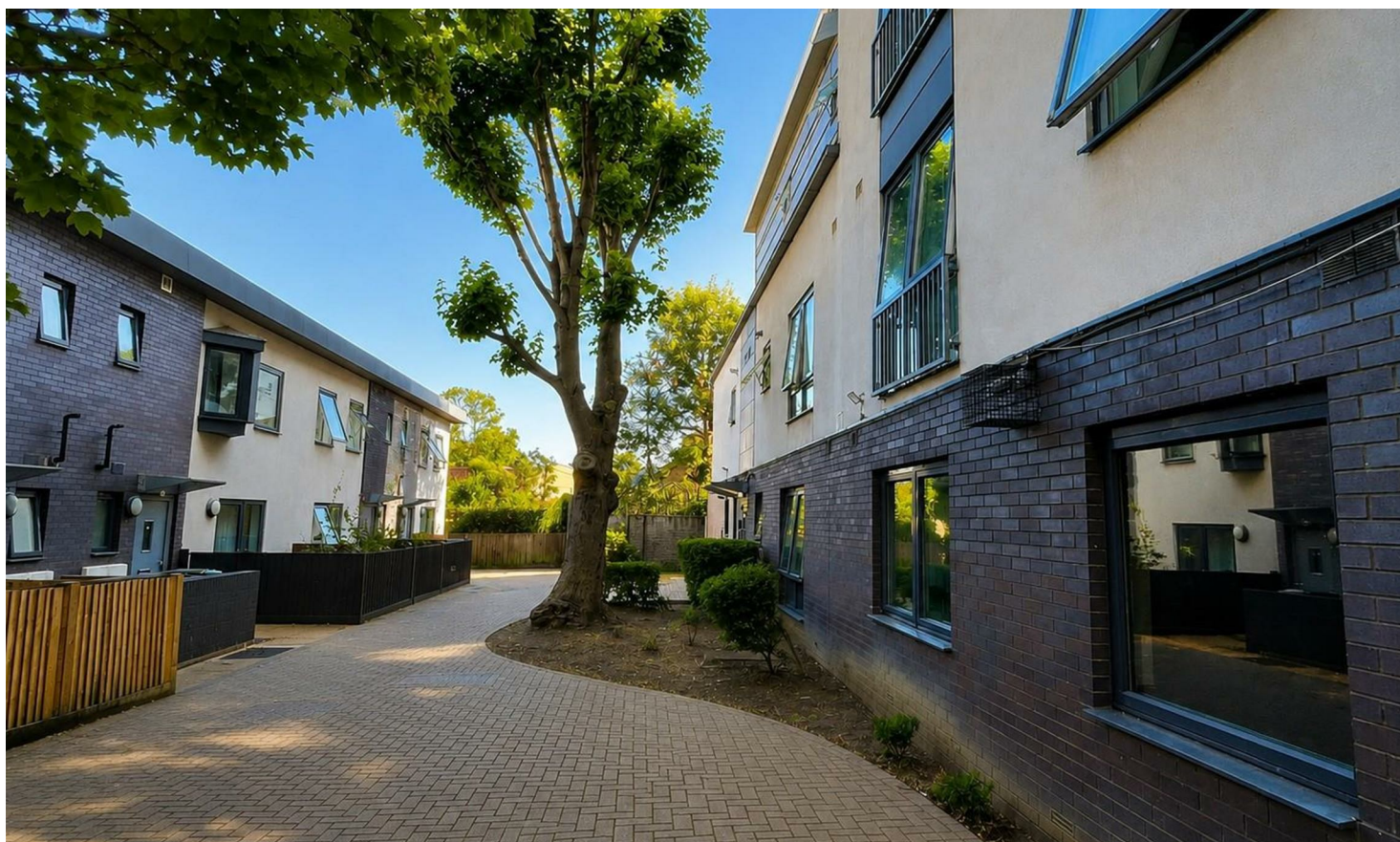
Tottenham Green East, London, N15 4UR

UNIQUE ESTATES are delighted to present this stylish and contemporary one-bedroom apartment, ideally situated within a secure gated development and perfectly equidistant from both Seven Sisters and Tottenham Hale stations, offering excellent Underground, Overground and National Rail connections into Central London and beyond.

Positioned on the third floor of this well-maintained development, comprising just three floors with only two apartments per floor, this bright and well-presented apartment offers spacious accommodation throughout. The property features a generous open-plan living and dining area, modern fitted kitchen, spacious double bedroom, contemporary three-piece shower room and excellent storage.

Further benefits include triple glazed windows, providing excellent thermal efficiency and enhanced sound insulation, creating a comfortable and peaceful living environment.

Ideally located within easy reach of local shops, cafés, restaurants and everyday amenities, the property also benefits from the continued regeneration of Seven Sisters and Tottenham Hale, making it an exciting location with excellent future growth potential and a fantastic opportunity for both first-time buyers and investors

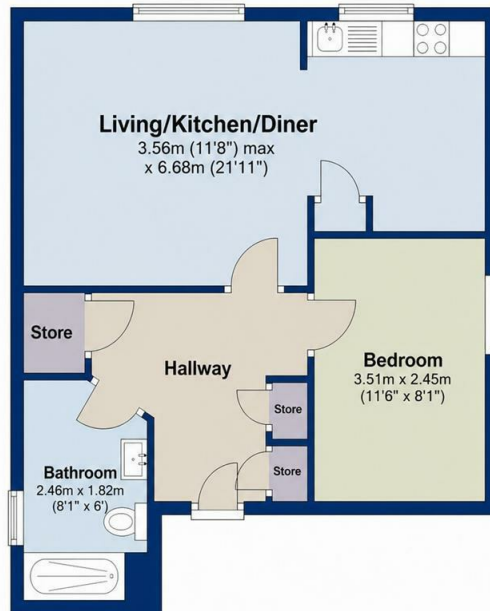


£343,000 Leasehold

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Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO



Total area: approx. 45.7 sq. metres (491.8 sq. feet)

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 misstatement. 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.



- ONE BEDROOM THIRD FLOOR APARTMENT
- SECURE GATED DEVELOPMENT
- MOMENTS FROM SEVEN SISTERS UNDERGROUND & OVERGROUND STATION
- BRIGHT & SPACIOUS LIVING / DINING AREA
- MODERN FITTED KITCHEN
- CONTEMPORARY THREE-PIECE SHOWER ROOM
- EXCELLENT STORAGE THROUGHOUT
- CLOSE TO LOCAL SHOPS, CAFÉS, RESTAURANTS & AMENITIES
- IDEAL FOR SINGLES, COUPLES & FIRST-TIME BUYERS
- APPROX. 107-YEAR LEASE & £214 PCM SERVICE CHARGE



The property Misdescriptions Act 1991

Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above. The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.