



## 177 High Cross Road, London, N17 9NU £1,650 Per month



**\*\*Two-Bedroom Third-Floor Flat with Private Balcony | Tottenham Hale\*\***

A well-presented two-bedroom third-floor flat, ideally situated on High Cross Road, N17, within easy reach of Tottenham Hale and a wide selection of local amenities.

The property comprises two generously sized double bedrooms, a separate fitted kitchen and a separate living room, offering a practical and well-proportioned layout. A particular feature of the flat is the private balcony, which can be accessed directly from both the kitchen and living room, providing a pleasant outdoor space for relaxing or entertaining.

Throughout the property, the windows are double-glazed, providing improved insulation and comfort. The property is also rated EPC C (72) and falls within Council Tax Band B, payable to Haringey Council.

- Two double bedrooms
- Separate living room
- Double-glazed windows throughout
- Council Tax Band B | Haringey
- Separate kitchen
- Private balcony accessible from the kitchen and living room
- Approximately 6 minutes' walk to Tottenham Hale Station
- EPC Rating C (72) | Third floor | No lift

