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Butterfly Court, Tottenham, N15

Asking Price £525,000

This impressive 1,125 sq ft apartment offers three double bedrooms, an expansive open plan kitchen reception, a private balcony, allocated parking space, communal roof terrace with stunning views, and access to an on site residents gym.

The property is ideally suited to both families and sharers, offering luxury modern living with clean, contemporary lines throughout. Convenience is further enhanced by the inclusion of a free on site gym and secure allocated parking.

The apartment features a superb open plan living space with floor to ceiling windows allowing excellent natural light. The kitchen is fitted with high quality integrated appliances including a dishwasher, fridge freezer, and ample worktop space, making it ideal for both everyday living and entertaining.

Further benefits include three well proportioned double bedrooms, each with built in storage, two modern bathrooms including one en suite, wood flooring throughout, and a private balcony that spans the length of the property. Residents also enjoy access to a communal roof terrace with far reaching views.

Located between West Green Road N15 and Philip Lane N15, the property is perfectly positioned to enjoy the vibrant North London lifestyle, with a range of independent cafés, artisan shops, eateries, and local taverns nearby.

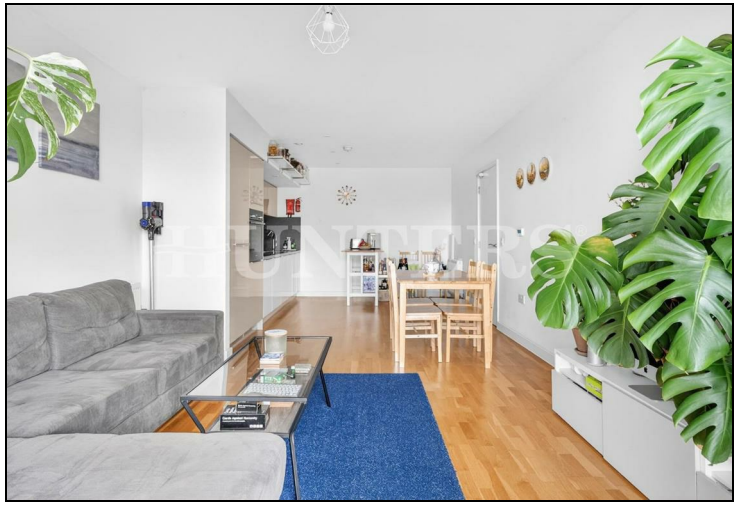
Local amenities include artisan food markets, weekend markets, Tottenham Green Leisure Centre, the Bernie Grant Arts Centre, and the award winning Downhills Park, all within a five to eight minute walk.

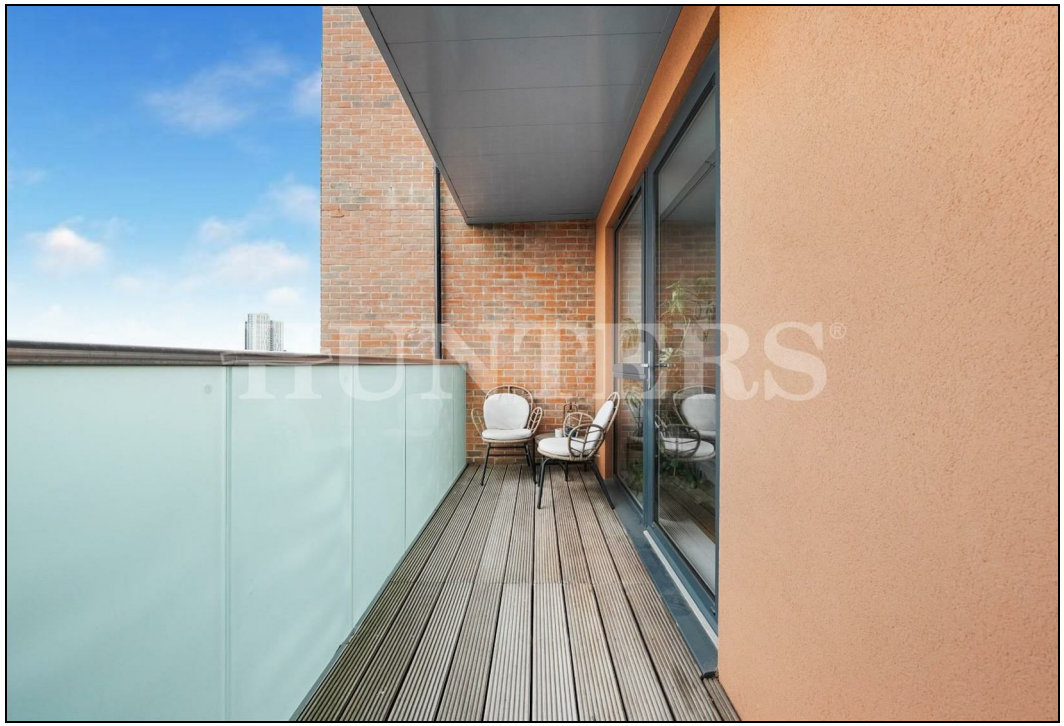
Transport connections are excellent, with Seven Sisters Station within easy walking distance, offering Victoria Line and National Rail services. Tottenham Hale is also nearby, providing Underground and National Rail links as well as the Stansted Express. Numerous bus routes further connect the area to Central London and surrounding districts.

Lease: 125 years from 01/08/2013
Ground Rent: £370.00 a year
Service Charge: TBC
Council Tax Band: D

KEY FEATURES

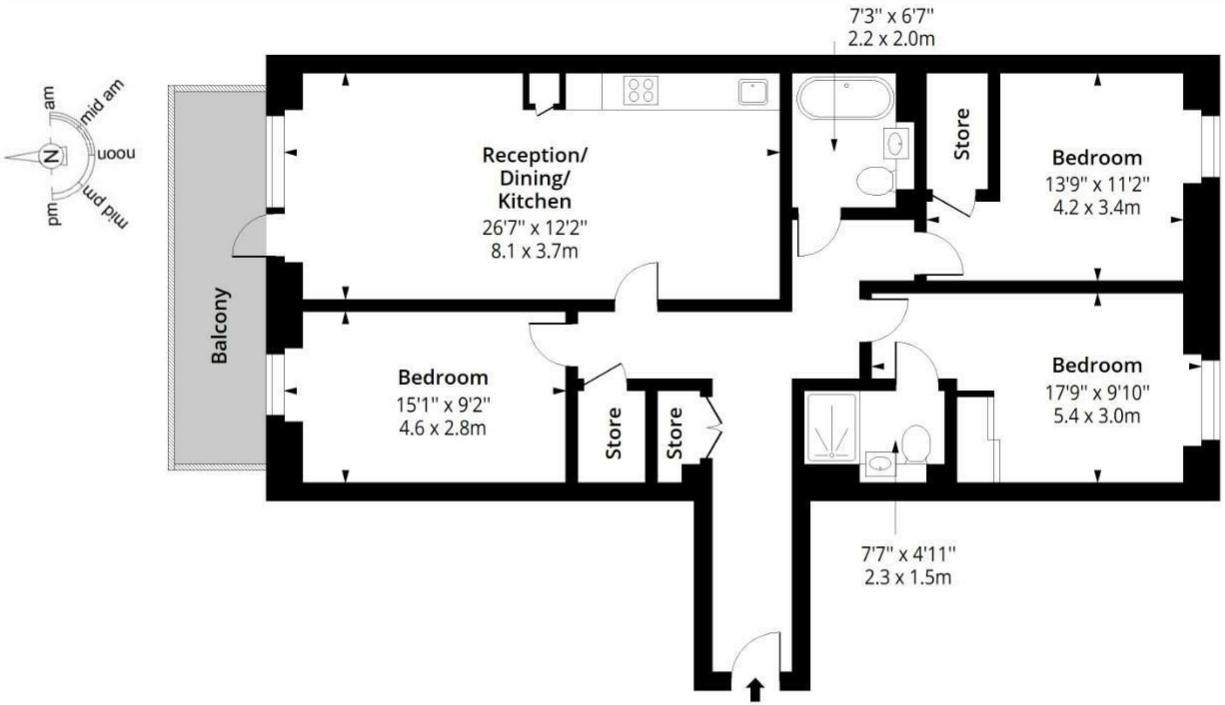
- Three double bedrooms
- 26 Ft open plan living space
- Fitted kitchen with integrated appliances
- Large modern bathroom
- Ensuite shower And W.C
- Sole use balcony & communal roof terrace
- Onsite gym
- Allocated parking space
- Seven Sisters station – (Victoria Line, British Rail)
- EPC Rating - B





Butterfly Court N15

Approximate Gross Internal Area = 1125 Sq Ft - 104.51 Sq M



Third Floor

Floor Area 1125 Sq Ft - 104.51 Sq M

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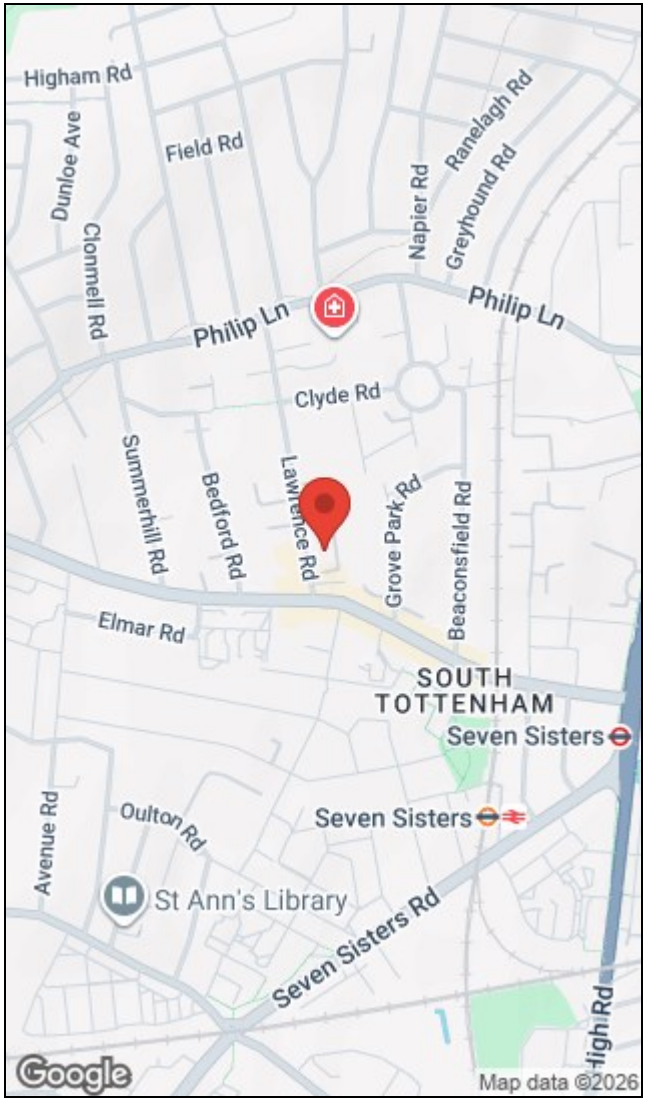
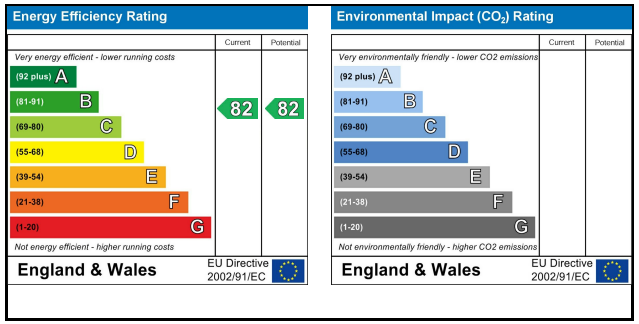
RICS Certified Property Measurer

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.





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The Property Ombudsman

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