



Kessock Close, London, N17 9PW

Asking Price £525,000

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Cole Harding is excited to present this rare to the market three bedroom purpose built flat located on the ground floor and within the highly sought after Kessock Close block overlooking River Lea and the Walthamstow Wetlands.

As you enter the property there is ample space for shoes and jackets and there are three additional storage cupboards in the hallway for everyday items.

The large reception room with large windows with stunning views is one of many draws to the property.

The separate kitchen offers plenty of space for a dining table making it a very sociable space and is ideal for families and shares.

Access to the garden is from the kitchen and is another great space to relax and entertain.

There are two large double bedrooms with the master bedroom further benefits from built-in wardrobes.

In addition to this, there is a further third bedroom.

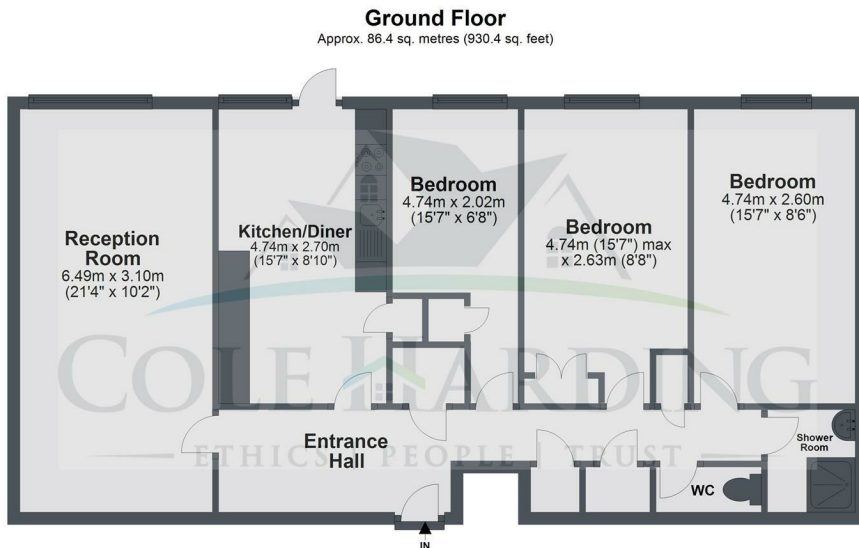
The bathroom is well proportioned for the size of the property and the separate WC is again perfect for young families.

Lease: 87
Service charge: 170 approx per month
Ground rent: 10 pounds per annum.

- Three Bedroom
- Ground Floor
- Private South Facing Garden
- Stunning Views Over The River Lea and Walthamstow Reservoirs
- Large Living room
- Double bedrooms
- Walking distance to Tottenham Hale
- Close to Black Horse
- Local amenities

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444



Total area: approx. 86.4 sq. metres (930.4 sq. feet)
Photography and Floor plans produced by Propertytics. Plan and measurements are for guidance only.
www.propertytics.co.uk
Plan produced using PlanUp.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 72 | 75 |
| EU Directive 2002/91/EC | | |



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