



Apple Tree Road, London, N17 6FS

£299,995



Located on the third floor in this modern purpose-built block, is this fantastic one double bedroom apartment filled with natural light and presented in excellent decorative condition.

The accommodation consists of a spacious open plan kitchen diner with a fully fitted modern appliances and west facing Juliet balcony overlooking the beautiful grounds of Downhills Park.

The bedroom is bright and also has a Juliet balcony overlooking the park. The bathroom is contemporary with a large shower.

There is also a stunning communal roof terrace with panoramic views across the Capital which must be viewed.

The area has attracted more and more independent food and drink establishments, catering for the many young and vibrant local professionals, these include the two cafes at Downhills Park itself: the community café within the park, and Forks and Green at the entrance on Philip Lane - both are great in their own individual ways and have become strong community hubs for residents.

Philip Lane is a short walk and towards the High Road end (10 mins walk approx.) you will be able to frequent Tottenham Green Leisure centre, The Bernie Grant Arts centre as well as the Marcus Garvey library.

In terms of transport links, the property is equidistant from the tube stations at Seven Sisters and Turnpike Lane and 10 minutes to Tottenham Hale (Stansted Express Link).

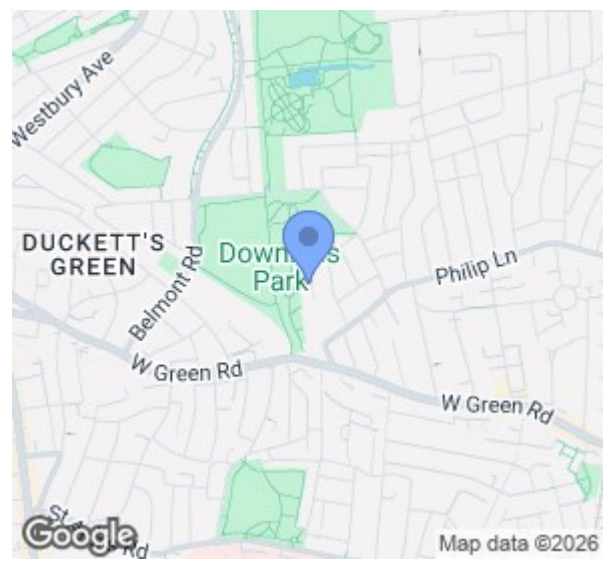
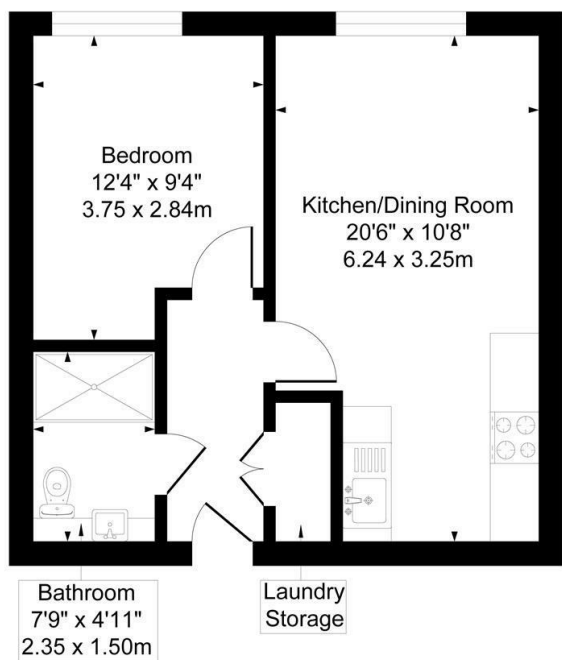
Lease 121
Service Charge 1500 per annum
Ground rent 350 per annum

- One bedroom first floor apartment
- Open plan living space
- modern decor throughout
- Modern fitted kitchen/ shower room
- Situated within a modern purpose built development
- Entry phone system
- Bike Storage
- Equidistant from the tube stations at Seven Sisters & Turnpike
- Communal roof terrace with Panoramic views
- Leasehold - 121 Years Remaining

Viewing

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

Approximate Gross Internal Floor Area = 38.9 sq m / 419 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Third Floor

Illustration for identification purposes only, not in scale



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