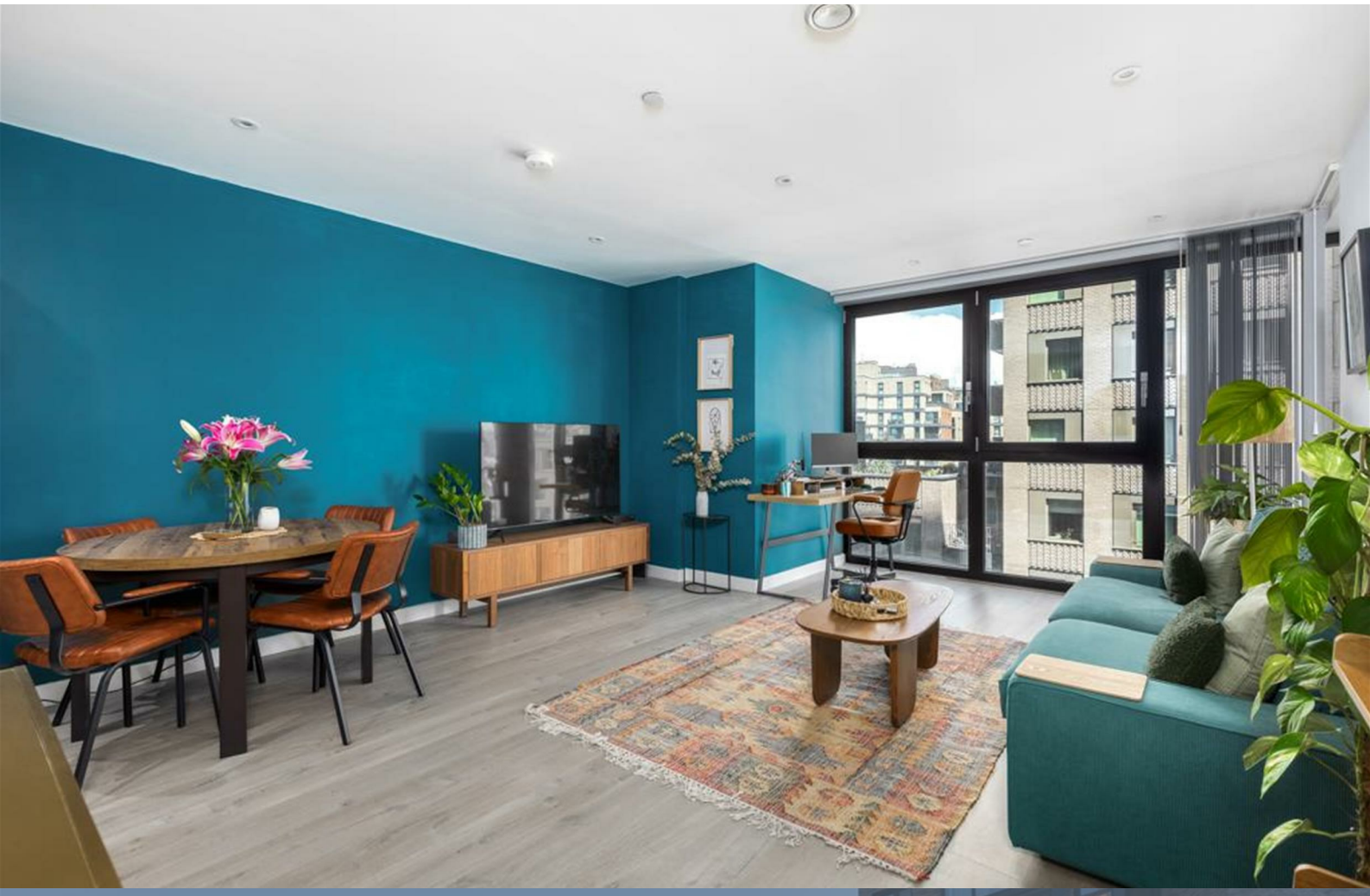
COLE HARDING
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5 Station Road, London, N17 9LT

£93,750

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Cole Harding is delighted to present this exceptional one-bedroom flat located at 5 Station Road, London, being offered for the 25% share. This purpose-built apartment is finished to a high standard and is ideally situated just a stone's throw from Tottenham Hale Underground and Overground stations, making it perfect for commuters and city dwellers alike.

Upon entering, you will find an immaculately presented living space that features a bright and spacious open-plan living and dining area. This inviting space seamlessly extends onto a generous private balcony, providing an ideal spot for relaxation or entertaining guests. The modern kitchen is fully fitted with sleek appliances, enhancing the overall appeal of the home. The well-proportioned double bedroom offers a comfortable retreat, while the stylish three-piece family bathroom adds a touch of luxury to everyday living.

This property represents a fantastic opportunity for first-time buyers, given its prime location and modern amenities. Residents will benefit from superb transport links, with Stratford and Liverpool Street accessible in approximately 15 minutes via the Overground. The Victoria Line offers fast access to Central London, and direct services to Stansted Airport are available via the Stansted Express.

Set within a vibrant and rapidly developing community, the flat is surrounded by an impressive array of amenities, including a café, gym, and Tesco Express. The development also boasts a 24-hour concierge service, lift access, a communal roof garden, and a secure video entry system for added peace of mind. Additionally, Tottenham Retail Park is just moments away, offering a wide selection of shops, restaurants, and everyday conveniences.

With a council tax band of C, a lease of 246 years remaining, and a service charge of £4,224.00 per annum.
Mortgage payments approx £410 (depend on rates and deposits) Rent £600 and Service charge £320 approx total £1330 (cheaper then renting a one bedroom flat)

- One Bedroom Apartment
- 5th Floor
- Chain Free
- Immaculate Condition Throughout
- Minutes Away From Tottenham Hale Underground Station
- Communal Roof Garden
- Large Living
- Prime Location
- 25% Shared Owner
- Mortgage payments £410 (rates depending) Rent £600 & Service charge £320

Viewing

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

Approx. Gross Internal Floor Area 596 sq. ft / 55.40 sq. m

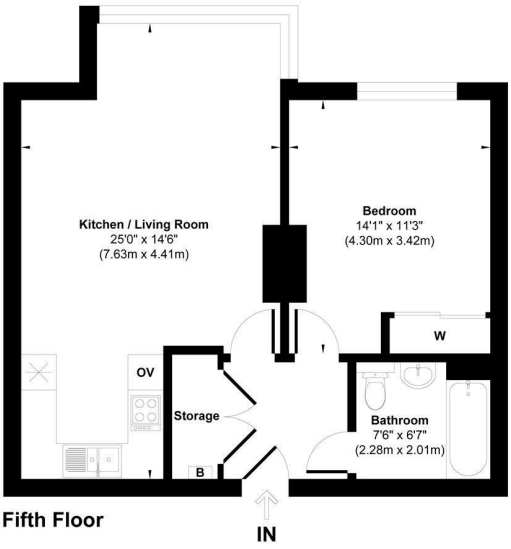
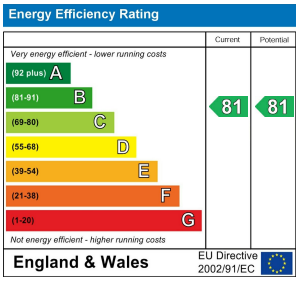


Illustration for identification purpose only, not to scale.













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