



## Bream Close, London, N17 9DW

£225,000



Cole Harding is thrilled to present this bright and airy apartment facing the River Lea in the vibrant area of Tottenham Hale.

The property has been well maintained throughout and benefits from a light and airy lounge with dining space, modern fitted kitchen, bedroom and three piece bathroom suite. This would be an ideal opportunity for a first time buyer, or a investor looking to achieve £1000 pcm in rental.

The property is situated between the beautiful River Lea and Walthamstow wetlands nature reserve, which offers plenty of green space for walking and cycling. The property is located on its own island with shared gardens enabling you to sit by the river and catch the evening sun.

Tottenham Hale is just a seven minute walk away with shops, a gym and local breweries. The area is also very well served by public transport including excellent bus, tube, rail and road transport links. Tottenham Hale station is on the Victoria line and has direct national rail trains to Liverpool Street, Stratford and Stansted.

Just across the wetlands is Walthamstow and the flat is a 15 minute walk to Blackhorse Road, where there are shops, breweries and live music venues.

Lease approx 93 years,  
service charge: £1635 for the year and this includes, water bill, buildings insurance, Window cleaning, Gardening, sinking fund and controlled parking.  
Ground rent £160 per year

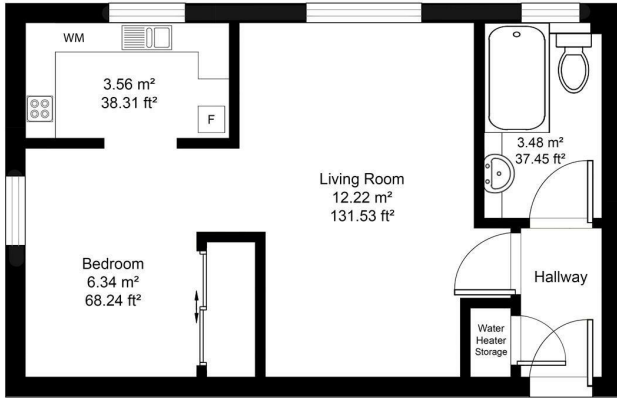
- Second floor Apartment
- Living room with river view
- Seperate kitchen
- Modern bathroom
- Close to Tottenham Hale tube station
- Parking
- River access

### Viewing

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



Approximately Gross Internal Area = 29.09 m sq

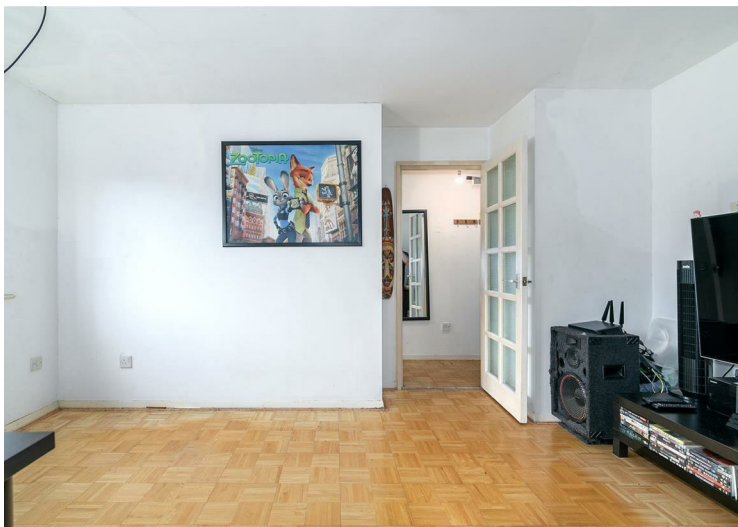


2.Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		68	
(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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Cole Harding**

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