



## Brantwood Road, Tottenham, N17 0DT Offers Over £375,000



Welcome to Brantwood Road, Tottenham - a charming location for this delightful period property. This ground floor converted flat boasts a share of freehold, ensuring peace of mind for the lucky new owner.

Step inside to discover a property that exudes elegance and style. With 570 sq ft of living space, this flat offers a cosy yet spacious environment. The 2 bedrooms are perfect for a small family or those in need of a guest room or home office. The bathroom, complete with underfloor heating, provides a touch of luxury to your daily routine.

The property's excellent condition is evident throughout, with modern decor complementing the high ceilings beautifully. The private rear garden offers a tranquil retreat, perfect for enjoying a morning coffee or hosting a summer BBQ. Back access adds convenience to your daily life, making it easy to come and go as you please.

Built in 1900, this flat seamlessly blends period charm with contemporary comforts. The new boiler ensures efficient heating, while the chain-free status means you can move in hassle-free.

Easy access to Tottenham Marshes, close to amenities, parks, and walking distances to White Hart Lane Over ground.

Don't miss the opportunity to make this property your own and enjoy the best of both worlds - a piece of history with all the modern conveniences you could wish for.

- Two bedroom ground floor flat
- Period conversion
- High ceilings
- Modern decor complementing period features
- Chain free
- Share of freehold
- Private rear garden
- Modern bathroom suite with under floor heating
- Excellent travel links
- Catchments for good primary schools

### 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 751 sq. ft / 69.8sq. m  
(Including Shed)

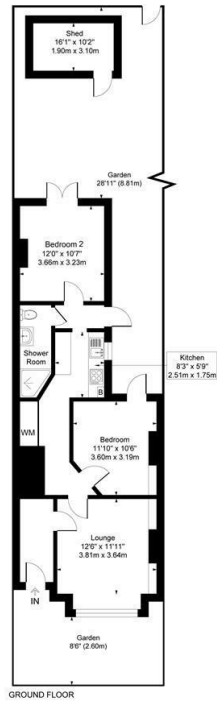
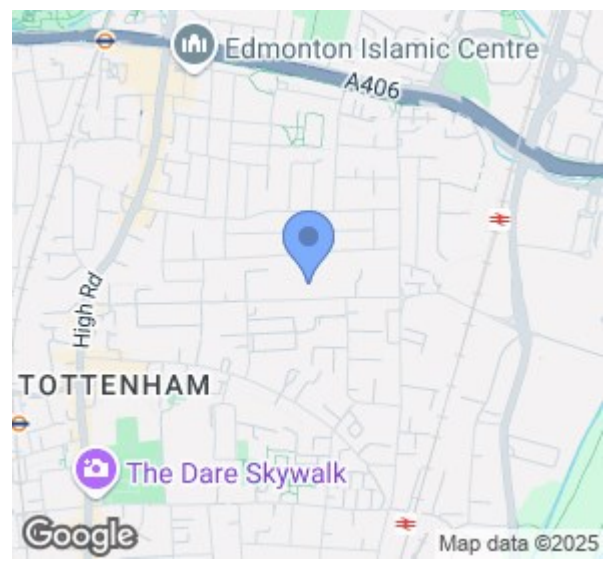


Illustration for identification purpose only, not in scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

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