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HERE TO GET *you* THERE



Beaconsfield Road, Tottenham, N15

Asking Price £375,000



PLEASE NOTE THE RECEPTION ROOM AND BEDROOM PHOTOS HAVE BEEN VIRTUALLY STAGED TO SHOWCASE USE OF SPACE

Chain free two bedroom first floor flat situated on the popular Beaconsfield Road, N15. Ideally located within close proximity to Seven Sisters Underground and Overground stations, the property offers superb transport links into Central London and beyond, making it an excellent choice for both first time buyers and investors alike.

The accommodation comprises a bright reception/dining area, a separate fitted kitchen, two well proportioned bedrooms, and a family bathroom. The property benefits from double glazing throughout, ensuring energy efficiency and a comfortable living environment. Positioned on the first floor, the flat offers a practical layout with well balanced living and sleeping space.

Beaconsfield Road is a sought after residential location, conveniently positioned for a variety of local amenities, shops, cafés, and restaurants. The area also benefits from nearby green spaces and excellent bus routes. Offered to the market chain free, this property represents a fantastic opportunity to secure a well located home with great potential.

Lease length: 141 years

Service charge: No service charge

Ground rent: No ground rent

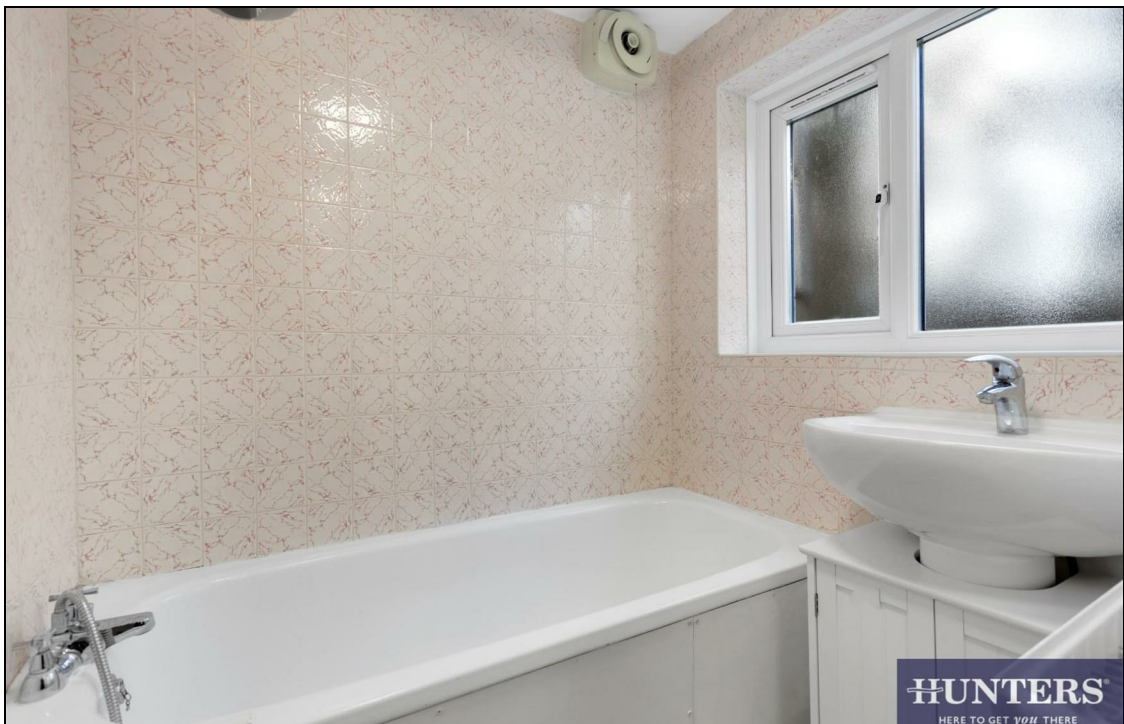
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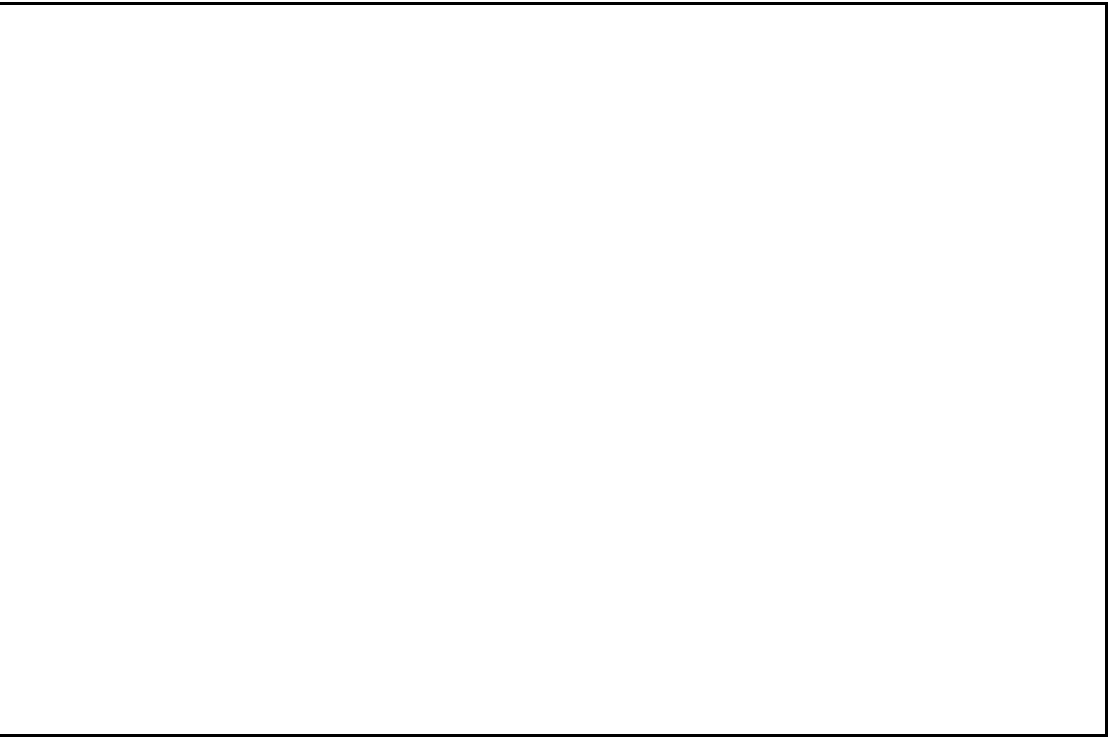
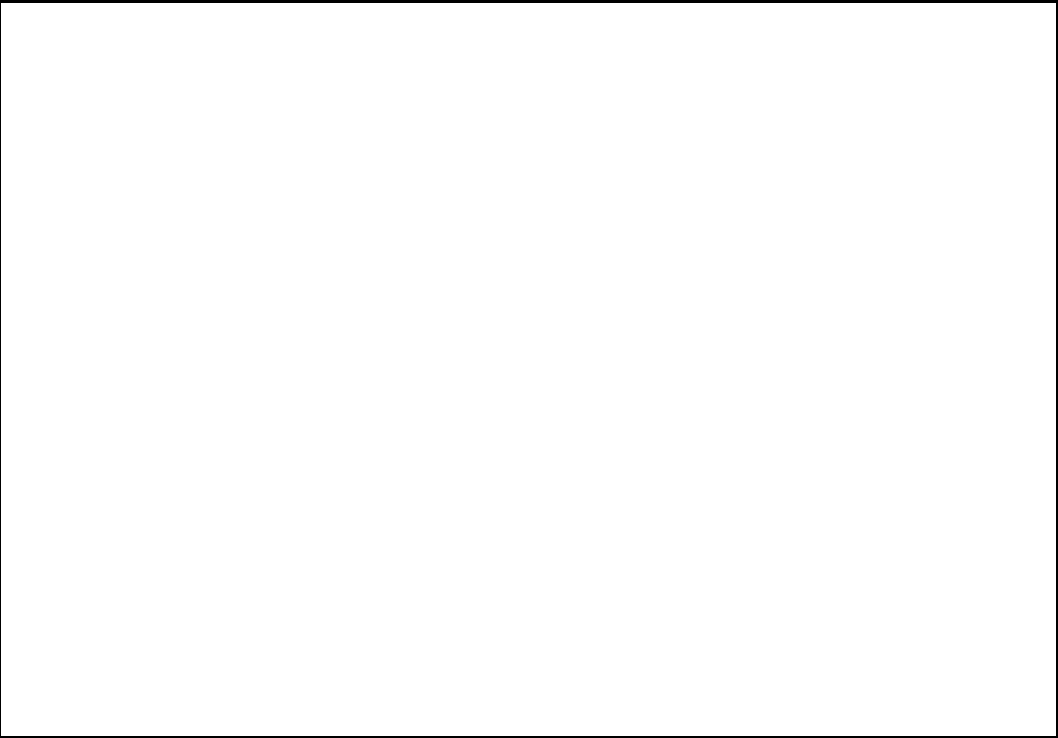
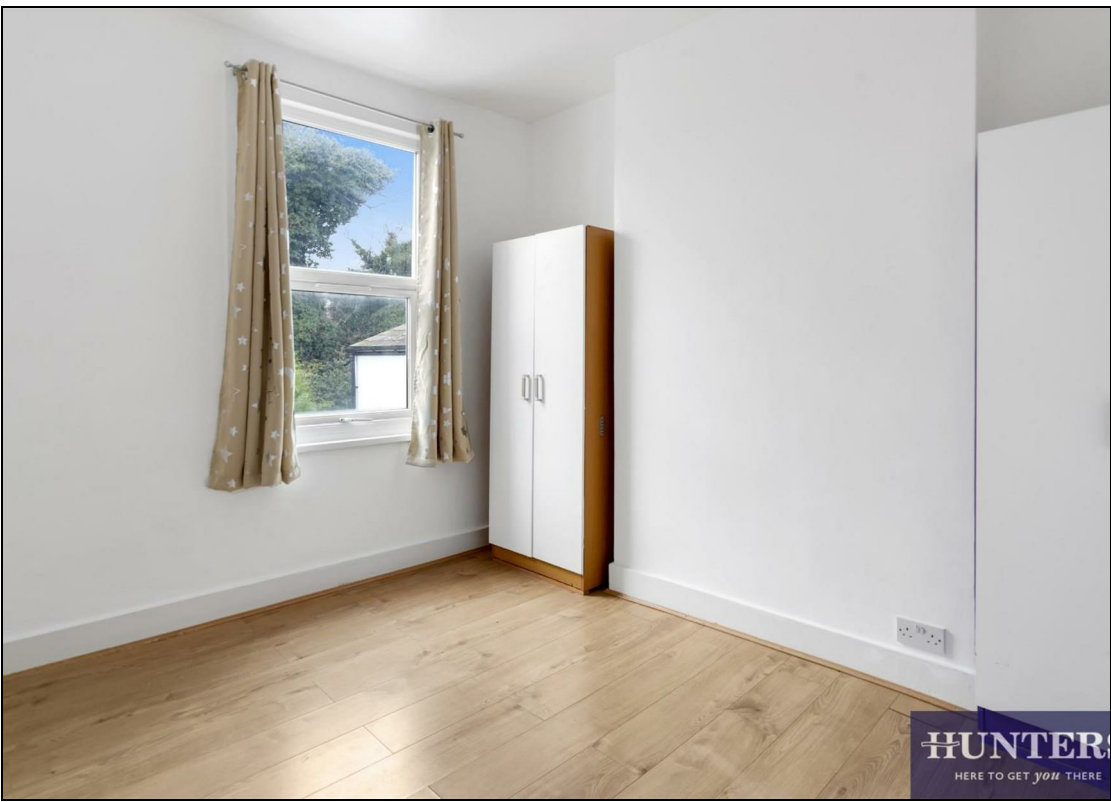


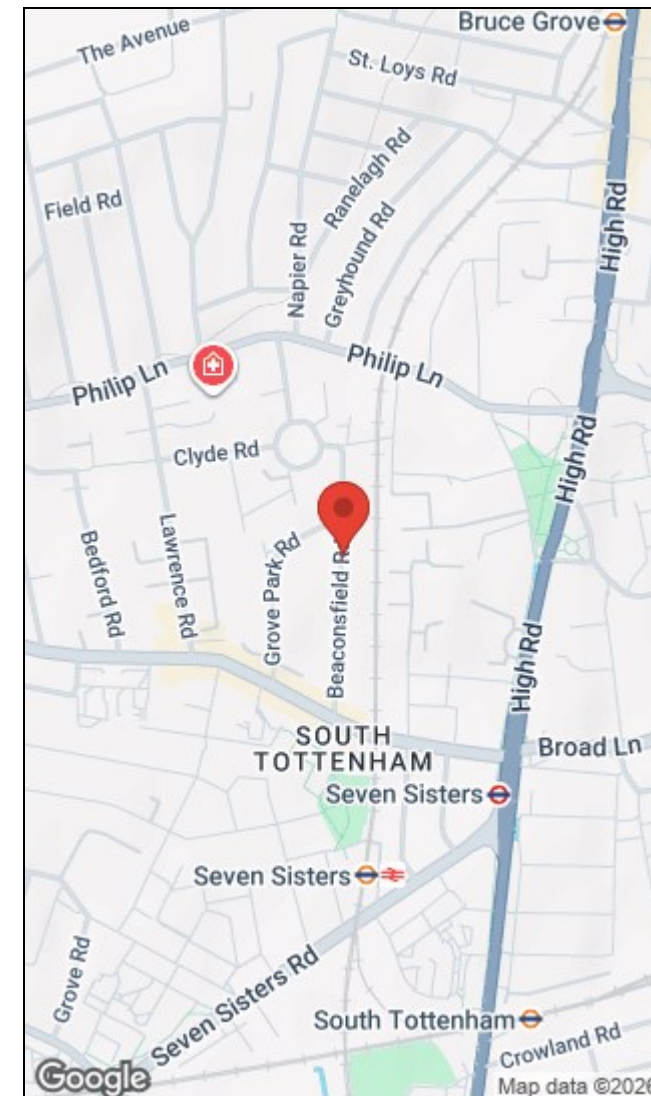
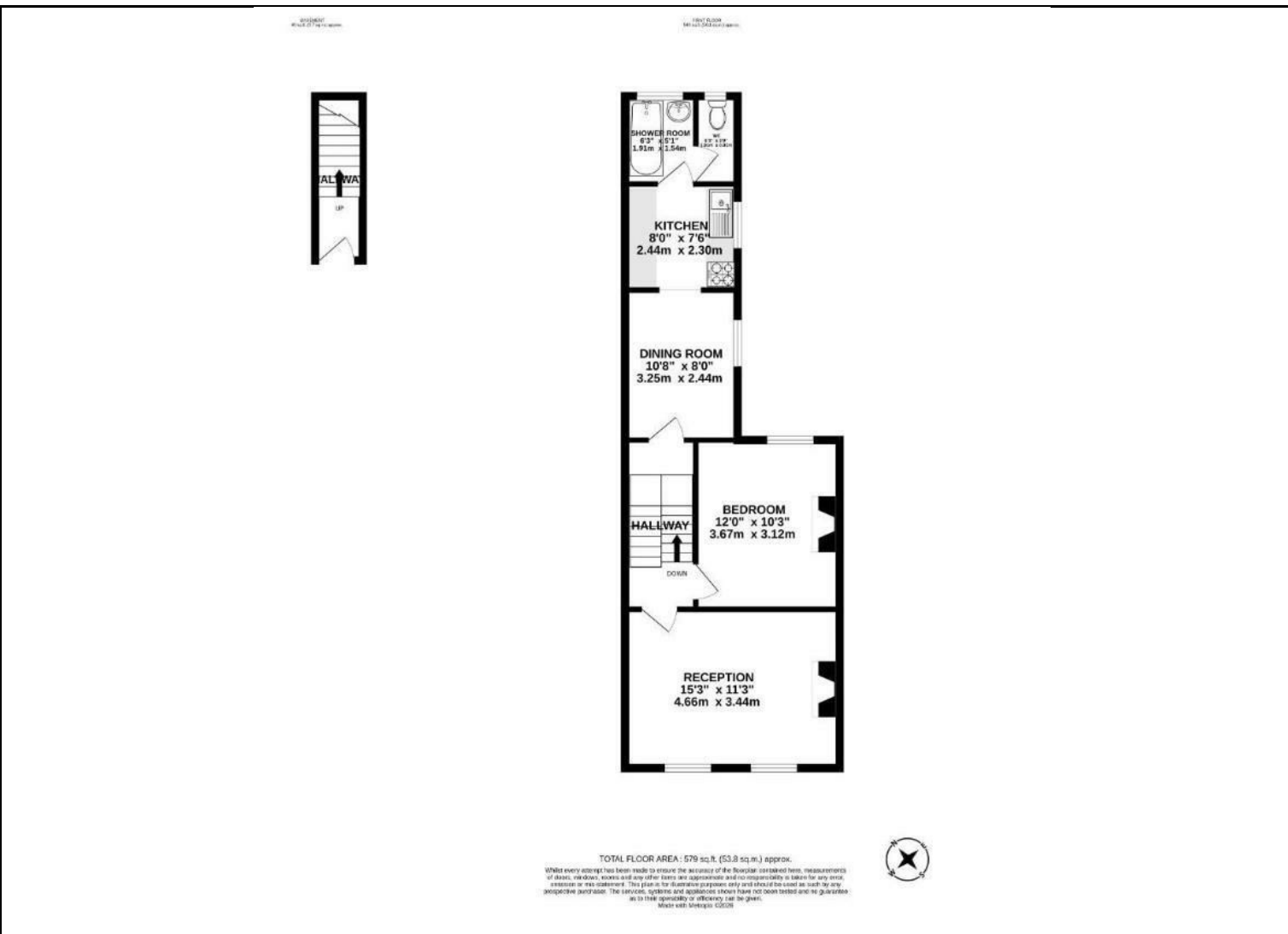
KEY FEATURES

- Chain free
- First floor flat
- Two double bedrooms
- Seven Sisters Underground (Victoria Line)
and British Rail









Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		68			
		78			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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