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01992 443807*

**GROUND FLOOR, BROAD LANE,  
TOTTENHAM, LONDON, N15 4DP.**



*Forming part of a Victorian house conversion, this one double bedroom ground floor apartment, benefits from a good size rear garden and is conveniently located being within a short walk of both Tottenham Hale and Seven Sister underground stations, together with a variety of local shops which amply catering for day to day requirements.*

**SUMMARY OF ACCOMMODATION**

- \*RECEPTION HALL\***
- \*GOOD SIZE SITTING/DINING ROOM\***
- \*KITCHEN\***
- \*DOUBLE BEDROOM\***
- \*SHOWER ROOM\***
- \*GAS FIRED CENTRAL HEATING\***
- \*DOUBLE GLAZED WINDOWS\***
- \*REAR GARDEN IN EXCESS OF 30'\***

*A part multi pane obscure glazed door affords access to:*

**COMMUNAL ENTRANCE HALL** *Coved ceiling and dado rail. A timber door affords access to:*

## *The Apartment*

**RECEPTION HALL** *High level storage, wall mounted central heating thermostat, dado rail and radiator. Doors to sitting/dining room, double bedroom and:*



**KITCHEN** *11'10 x 6'2 (max) Fitted with wall and base units with granite effect working surfaces and tiled splashbacks incorporating stainless steel sink drainer unit. Space for fridge/freezer, recess with plumbing for washing machine and electric oven and grill, with four ring gas hob and illuminated extractor canopy above. Coved ceiling, extractor fan, double thermostatically controlled radiator and ceramic tiled flooring. Double glazed window and door to garden, and further door to shower room.*

**SITTING/DINING ROOM** *12'5 x 11' Double glazed windows to front, decorative ceiling rose and coving, picture rail and dado rail, double radiator, TV and telephone points.*



**DOUBLE BEDROOM** *12'4 x 8'8 Double glazed window to rear, coved ceiling, double thermostatically controlled radiator and built-in full height wardrobe.*

**SHOWER ROOM** *9'1 x 3' Partly tiled with suite comprising: pedestal wash hand basin, low flush w.c. and walk-in tiled shower cubicle with thematically controlled shower and glazed screen. Obscure double glazed window to side, extractor fan, radiator, ceramic tiled flooring and wall mounted Vaillant gas fired combination boiler.*

### **EXTERIOR**

*The apartment enjoys its own rear garden, which is in excess of 30' and is enclosed by panelled fencing. To one side is a raised flower bed.*



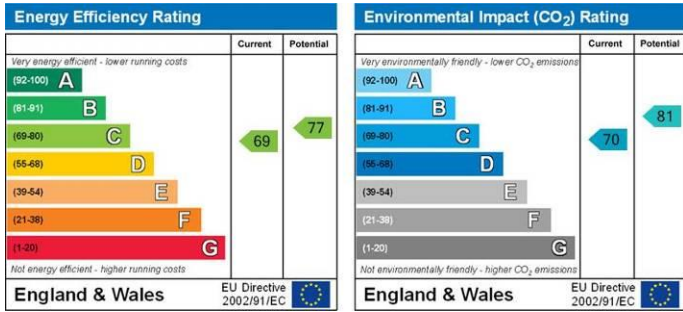
COUNCIL TAX BAND. B

**PRICE: £315,000 LEASEHOLD**

***Years Remaining:- TBC***

***Maintenance Charge:- TBC***

## **Energy Performance Graph**



*The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email*

**VIEWING:** *By appointment with Owners Sole Agents - please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055*



***Important Note One:*** *To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.*

***Important Note Two:*** *These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det2585*

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