



## Sutherland Road, Tottenham, London

Available

£1,350 Per month (Available from 13th June 2026, Unfurnished)





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**Baker and Chase are delighted to present this lovely newly painted first floor 1 bedroom converted flat in the heart of Tottenham, N17, It sits in a vibrant, multi-ethnic, and family-oriented North London community, just east of the iconic Tottenham Hotspur Stadium. Available now!**

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Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £40,500pa +

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Baker and Chase are delighted to present this lovely newly painted first floor 1 bedroom converted flat in the heart of Tottenham, N17, It sits in a vibrant, multi-ethnic, and family-oriented North London community, just east of the iconic Tottenham Hotspur Stadium.

This spacious property is offered with a range of benefits which include a bright and airy lounge, a good size modern fitted kitchen with appliances, and a nice modern bathroom plus a double size bedroom. Electric storage heating and double glazing. Entryphone system.

The location is outstanding being just 0.4 miles away from Northumberland Park (National Rail) and just 0.9 miles away from Tottenham Hale (Victoria Line & National Rail) are the main hubs, offering quick, direct links into Central London. Roads: Easily connected to the A10 and A406 (North Circular). Tottenham High Road is also on your doorstep which includes popular shops like Tesco, Aldi, and several local restaurants and pubs. Close to the Tottenham Hale Retail Park

Offered unfurnished and is available now.

For more information, or to arrange your viewing, please call our office.

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## Exterior

Partly glazed wooden front door leading to communal entrance hall. Fitted carpet. Wall mounted consumer unit, further wooden door leading to

## Entrance lobby

Fitted carpet, stairs leading to first floor landing.

## First floor landing

Fitted carpet, entryphone handset, small loft hatch.

## Kitchen

Laminate effect vinyl flooring, wall mounted electric panel heater, double glazed window to side, range of gloss wall and base units, roll top worktops, single drainer stainless steel sink unit with mixer tap, built in Zanussi electric oven and hob, stainless steel extractor hood over, tiled splashbacks, Indesit washing machine, floor standing Beko fridge freezer.

## Inner lobby

Laminate effect vinyl flooring, access to loft, door to airing cupboard housing hot water cylinder tank.

## Bathroom

Laminate effect vinyl flooring, wall mounted chrome heated towel rail, extractor fan, wall mounted Dimplex electric fan heater, frosted double glazed window to rear, pedestal wash hand basin, tiled splashback, wall mounted medicine cabinet with mirror, low flush wc, wood panel enclosed bath, mixer tap, shower attachment, shower rail and curtain, tiled area.

## Bedroom

Fitted carpet, double glazed window to rear, electric heater.

## Lounge

Fitted carpet, 2 x double glazed windows to front, electric heater.

## Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.





**BAKER**  
AND  
**CHASE**



**Referencing:** Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.

**Anti-Money Laundering Regulations & Right to Rent:** Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

**Consumer Protection from Unfair Trading Regulations 2008:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

**Consent to Rent:** By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective occupiers to commission their own survey or service reports before finalising their offer.

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**Availability:** Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Fixtures:** Items shown in photographs are NOT included. A list of the furnishings can be requested separately.



EPC Rating D / Local Authority: Haringey / Council Tax Band: B / Deposit required: £1,557

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