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*trustworthy*  
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*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
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Quotes taken from independent Google reviews 2006 to 2016



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**Reedham Close, Tottenham N17**

**£1,500** FOR SALE

Flat - Garden

 1  1  1



# Reedham Close, Tottenham N17 £1,500 Per

## Description

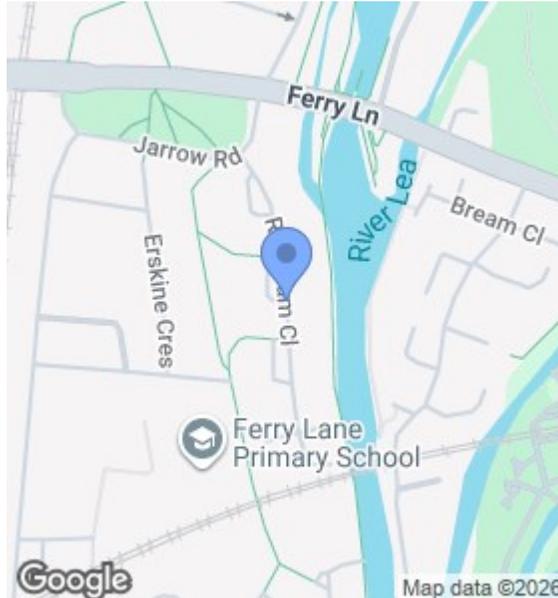
A spacious ground floor one-bedroom flat, set within a purpose-built development and benefiting from its own private garden - ideal for both relaxing and entertaining.

This home offers generously proportioned rooms throughout, including a bright and airy reception room, a separate kitchen with ample space for breakfast dining, a well-sized double bedroom, and a modern bathroom complete with both bath and shower facilities.

Conveniently located just a short walk from Tottenham Hale Underground and mainline stations, the property provides excellent transport links into the City and beyond. Tottenham Hale Retail Park is also nearby, offering a wide range of shops, supermarkets, and everyday amenities.

## Key Features

<b>Tenure</b>	to be confirmed
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	Haringey
<b>Local Authority</b>	B
<b>Council Tax</b>	



## Floorplan

### Reedham Close N17

Approx. Gross Internal Area 602 Sq Ft - 55.93 Sq M



Philip Alexander



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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## EPC

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.