

Reception
8'11" x 24'3"

Winter Garden
6'9" x 7'1"

Kitchen
6'8" x 12'6"

Bedroom
13'11" x 11'9"

Bedroom
15'5" x 10'7"

Bathroom

Total Area: 83.2 m² ... 896 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



LEBUS STREET, TOTTENHAM

Offers In Excess Of £375,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Apartment
- Fifth Floor
- Moments from Tottenham Hale Station
- Approx. 900 Square Foot
- Chain Free
- Easy Access to the Walthamstow Wetlands

Spanning an impressive 900 square foot, this two-bedroom apartment sits on the fifth floor of a modern development in a thriving quarter of Tottenham, surrounded by excellent amenities and with the greenery of the Walthamstow Wetlands a short hop away.

Inside, the generous layout offers light-filled, contemporary living - with two receptions and a separate kitchen, while outside you'll benefit from all the connectivity Tottenham Hale has to offer, with access to both the Victoria line and National Rail.

Offered chain-free, this is a spacious home in a dynamic, well-connected part of North London.

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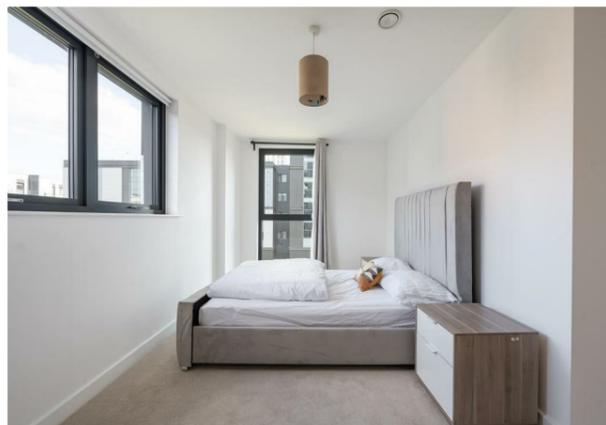
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IF YOU LIVED HERE...

Thanks to its elevated fifth-floor position, the apartment enjoys a wonderful sense of peace, with skyline views that enhance the feeling of space and calm. This height also improves energy efficiency and ensures an abundance of natural light throughout the day—especially in the thoughtfully decorated living area, which offers plenty of room for both dining and relaxation.

The separate kitchen is smart and contemporary, with ample storage and sleek finishes. A second living space—perfectly positioned to catch the light—would make an ideal office or garden room.

Both bedrooms are bright and generously sized, while the bathroom is equally impressive, featuring modern lines and an over-bath shower.

As for the surrounding area, you've got everything from dynamic breweries and coffee shops to sprawling greenery and award-winning restaurants within strolling distance. Since this whole area is undergoing a complete regeneration, it's hard to keep up with all the exciting new businesses emerging, so you'll enjoy exploring.

For those in need of some nature, head to the River Lea, which offers miles of walking and cycle routes, connecting Walthamstow Wetlands with Hackney Marshes and Stratford's Olympic Park.

WHAT ELSE?

- This area offers some excellent perks, including the brilliantly unique Baltic Seafood canal boat on Stonebridge Lock, which serves up dishes such as Turkish mackerel baguettes and calamari. It's just 16 minutes on foot.
- Take a two minute stroll to Table13, a bakery, café and wine bar which serves outstanding coffee, homemade bread, pastries and sandwiches. By night it offers wine by the glass, paired with delicious small plates..
- You're fantastically placed for reaching other neighbourhoods, with both Walthamstow and Stoke Newington a short stretch away. Tottenham Hale's National Rail route will also deliver you directly to Stansted Airport. The world is your oyster!



A WORD FROM THE OWNER...

"The flat is very safe, with several layers of secure access and a 24/7 concierge service right in the building. There is a beautiful café, GP surgery, gym and a nursery all within a two-minute walk of the building. The property is south-facing, with large windows on three sides of the flat to let in plenty of light and fresh air. There is a secure bicycle storage room in the ground floor of the building. The flat is unusually large, at around 83 square metres, and each room has plenty of usable, bright space. The flat has just been refurbished and is ready to move into, with no repair or refurbishment work required."

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