

First Floor

Total Area: 48.8 m<sup>2</sup> ... 525 ft<sup>2</sup>

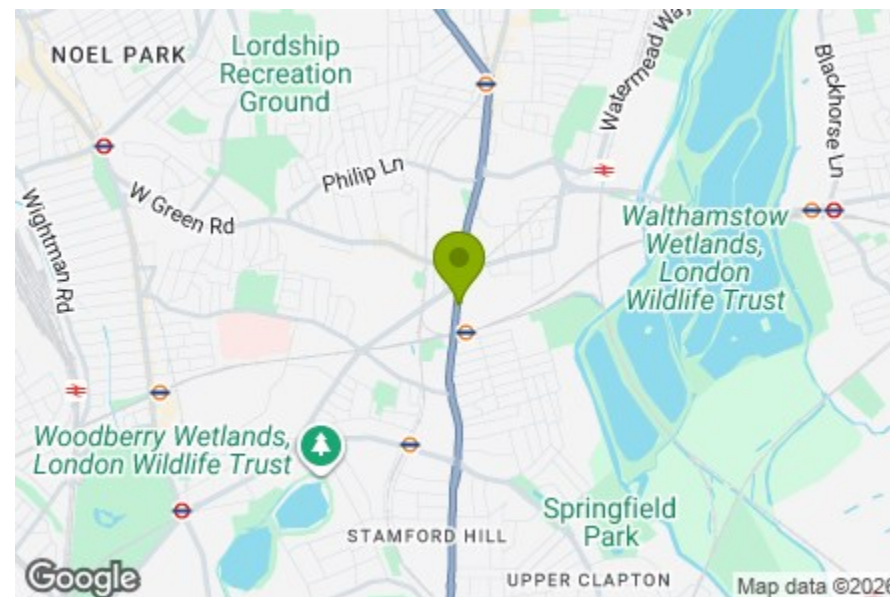
All measurements are approximate and for display purposes only.

Reception Room  
18'6" x 11'6"

Kitchen/ Diner  
11'6" x 9'0"

Bedroom  
11'7" x 9'4"

Bathroom  
10'7" x 4'11"



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



## HIGH ROAD, TOTTENHAM

Asking Price £335,000 Share of Freehold  
1 Bed Apartment



### Features:

- One Bedroom Apartment
- Located on the First Floor
- Moments Away From Seven Sisters Station
- Close to Local Amenities
- Approx 525 Square Foot
- A Short Walk to Walthamstow Wetlands
- Private Bike Shed

Set in the heart of Seven Sisters within a timeless period property, this one-bedroom apartment has been flawlessly finished with an abundance of natural light thanks to the south-west facing reception windows and first floor positioning.

You probably don't need reminding of the fact that the amenities and transport links around this part of London are top-class, too. You've got all the perks of the capital at your finger tips here.

REQUEST A VIEWING  
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**IF YOU LIVED HERE...**

Coming in at just over 550 square feet, the layout of this apartment - one of nine in the building - has been incredibly well planned, offering a surprising amount of space, as well as high ceilings and those fantastically solid walls that this era of architectural style is celebrated for.

Due to its artful layout and south-west facing positioning, the reception is full of natural light, which highlights the warm colour palette. You will love the treetop views from the charming window space, and there's plenty of room for spreading out, particularly since you have a separate dine-in kitchen. Here you'll find more thoughtful decor, highlighted by the west-facing windows, and smart units, gorgeous original flooring and of course space for dining.

The bedroom is just as pristine, with more considered decor and in-built storage, while the modern bathroom has sleek fittings and an over-tub shower.

The lighting was recently upgraded in the communal spaces (hall and stairs), and there are imminent redecoration plans, which you'll be appreciate when leaving and arriving home.

Despite being in such an urban hub, you don't have to stroll far to experience

greenery. Markfield Park and the Walthamstow Wetlands are both a short hop away, and Finsbury Park is only 1.5 miles, meaning you've got incredibly easy access to summer festivals and shows from internationally renowned performers.

As for public transport, you're moments away from Seven Sisters, where you can access the speedy Victoria line, as well as the Weaver line to Liverpool Street. South Tottenham station is also mere minutes away, where you have the Suffragette line running between Barkingside and Gospel Oak. Buses are also plentiful.

**WHAT ELSE?**

- Look out for True Craft - just 0.3 miles away, an industrial-style tap room and pizzeria with a laidback atmosphere.
- Caffeine fix? You'll be pleased to hear that the lovely MOLOKO coffee shop is mere metres away. You could probably reach it quicker than you could brew your own drink at home.
- Fitness on the cards? You've got a selection of studios on your doorstep, including PureGym, Soul Yoga, AW Wellness Studios and Brunswick Park Outdoor Gym.



**A WORD FROM THE OWNER...**

"Bustling multicultural area with many small shops, close to several parks, Walthamstow Wetlands and the Lea Navigation."

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