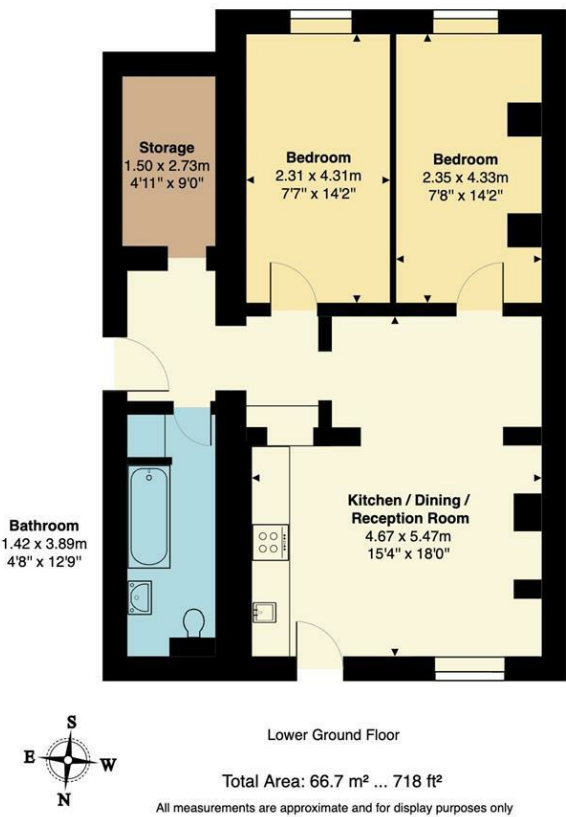




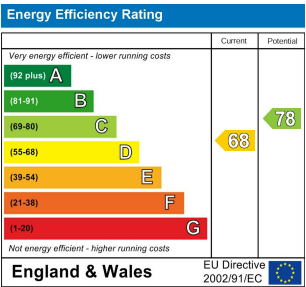
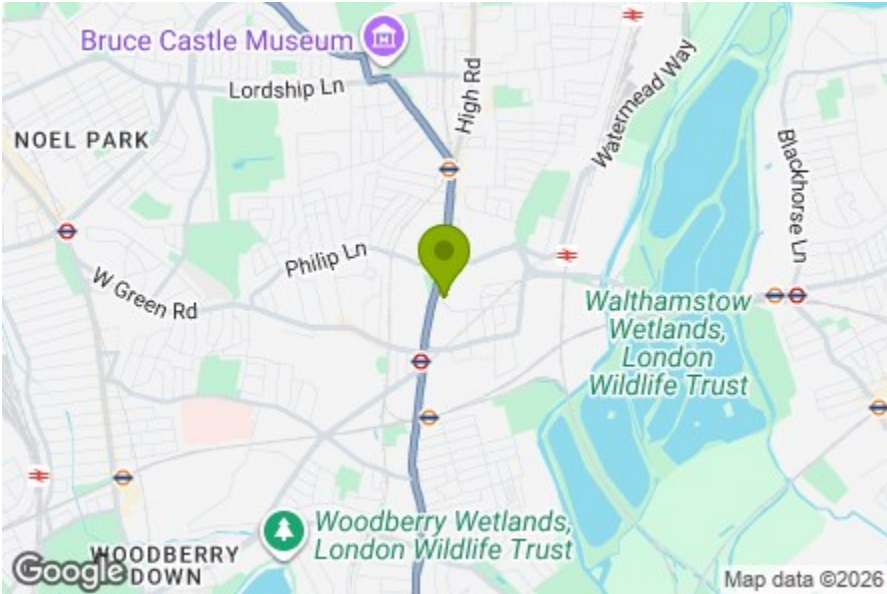
Kitchen / Dining / Reception Room  
15'3" x 17'11"

Bedroom  
7'8" x 14'2"

Bedroom  
7'6" x 14'1"

Storage  
4'11" x 8'11"

Bathroom  
4'7" x 12'9"



## TOTTENHAM GREEN EAST, TOTTENHAM

### Offers In Excess Of £450,000 Share of Freehold 2 Bed Flat



#### Features:

- Two Bedroom Flat
- Beautifully Presented Throughout
- Share of Freehold
- Communal Rear Garden
- Approx 718 Square Foot
- Moments from Seven Sisters Station
- Short Walk to Tottenham Hale

Set within an elegant period building on Tottenham Green East, this beautifully presented two bedroom lower ground floor flat offers around 718 sq ft of thoughtfully arranged living space, a share of freehold and a private rear garden. Seven Sisters Station is moments away, with Tottenham Hale also a short walk from home, placing the Victoria line, Overground and local green spaces within easy reach.

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**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
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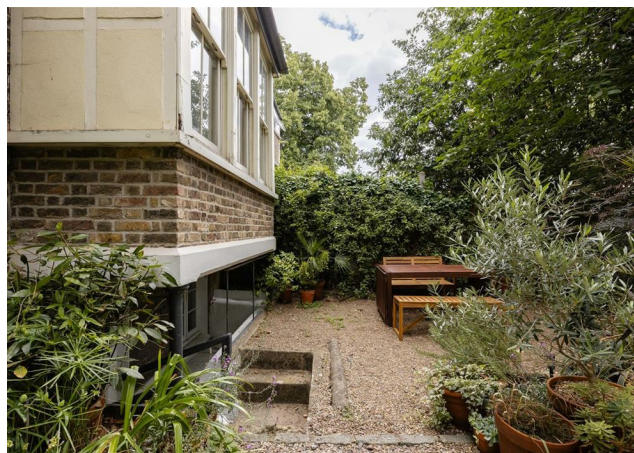
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#### IF YOU LIVED HERE...

Step inside and the hallway sets out the home clearly, with useful storage tucked along the way before opening into the generous kitchen, dining and reception room. The kitchen runs neatly along one wall, while the living area has soft neutral finishes, large windows and a black stove that creates a natural focal point. A door from the living area opens out to the private rear garden, giving the room an easy connection to the outside. The garden feels nicely enclosed, with gravel, planting and space for a table, making it a lovely spot for coffee, reading or dinner on warmer evenings.

Both bedrooms sit at the rear of the plan and are very similar in size, which gives the layout a good sense of balance. Each room has a calm finish and enough room for a double bed and furniture, making the home well suited to guests, sharers or working from home. The bathroom sits separately off the hallway and is finished with a bath.

#### WHAT ELSE?

- Seven Sisters Station is moments away for Victoria line and London Overground services, with Tottenham Hale also close by for further Underground and rail links.
- Local favourites include San Marco, a long-standing Sicilian restaurant, The Palm for a nearby pub, and The High Cross for a Sunday roast or pie. There are plenty of independent cafés, bars and restaurants close by too, with new places continuing to open across the neighbourhood.
- Downhills Park, Markfield Park and Tottenham Marshes are all within easy reach for green space, weekend walks and time outdoors.



#### A WORD FROM THE OWNERS...

"One of the things we've loved most about living here is the area itself. In fact, we've only moved just down the road because we enjoy the neighbourhood so much and wanted to stay local. There's a fantastic sense of community and an incredible food scene, with a great mix of long-established favourites and exciting new openings.

Since moving to the area, we've met so many genuinely lovely people. The sense of community in Tottenham is one of the best things about living here – it's friendly, welcoming and has a real neighbourhood feel, which isn't always easy to find in London.

A few of our favourites are San Marco, a wonderful Sicilian restaurant that has been part of the community for over 33 years, and The Palm, our local pub. Just a short walk away, The High Cross serves what we genuinely think is the best Sunday roast and pie around – it's as close to homemade as you'll find. There are also so many excellent independent cafés, bars and restaurants, with exciting new places opening regularly, so there's always something new

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