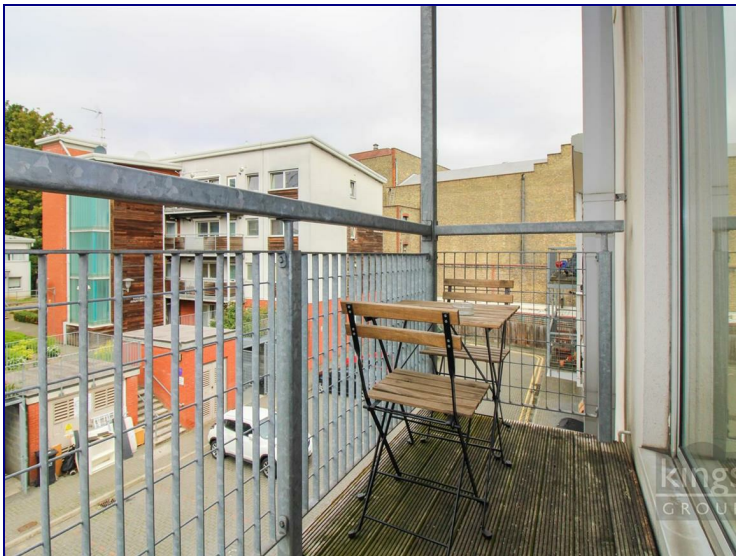


Lauriston Apartments, London, N17 6FF



£1,300

Kings Group are delighted to present this two bedroom purpose built flat in prime location only a short walking distance away from both Seven Sisters Station and Tottenham Hale Station. The property is situated on the second floor and has been well maintained throughout benefiting from an open plan spacious modern fitted kitchen and lounge with access to a private balcony, two double bedrooms with fitted wardrobes and a three piece family bathroom suite. This would be an ideal opportunity for a first time buyer or investor.

Situated in the heart of Tottenham, the property is minutes away from Seven Sisters (Victoria Line) and Tottenham Hale Station (Victoria Line) with trains going directly to Liverpool Street Station and excellent bus routes connecting the surrounding areas. From Tottenham Hale Station you can also access the Stansted Express and direct trains in to Stratford. The property is moments away from the regeneration taking place in Tottenham Hale and will benefit from local amenities, restaurants, pubs and cafes.

Open Plan Lounge/Kitchen

21'2" x 10'10" (6.46 x 3.32)

Bathroom

9'10" x 7'1" (3.01 x 2.16)

Bedroom One

13'10" x 9'10" (4.22 x 3.02)

Bedroom Two

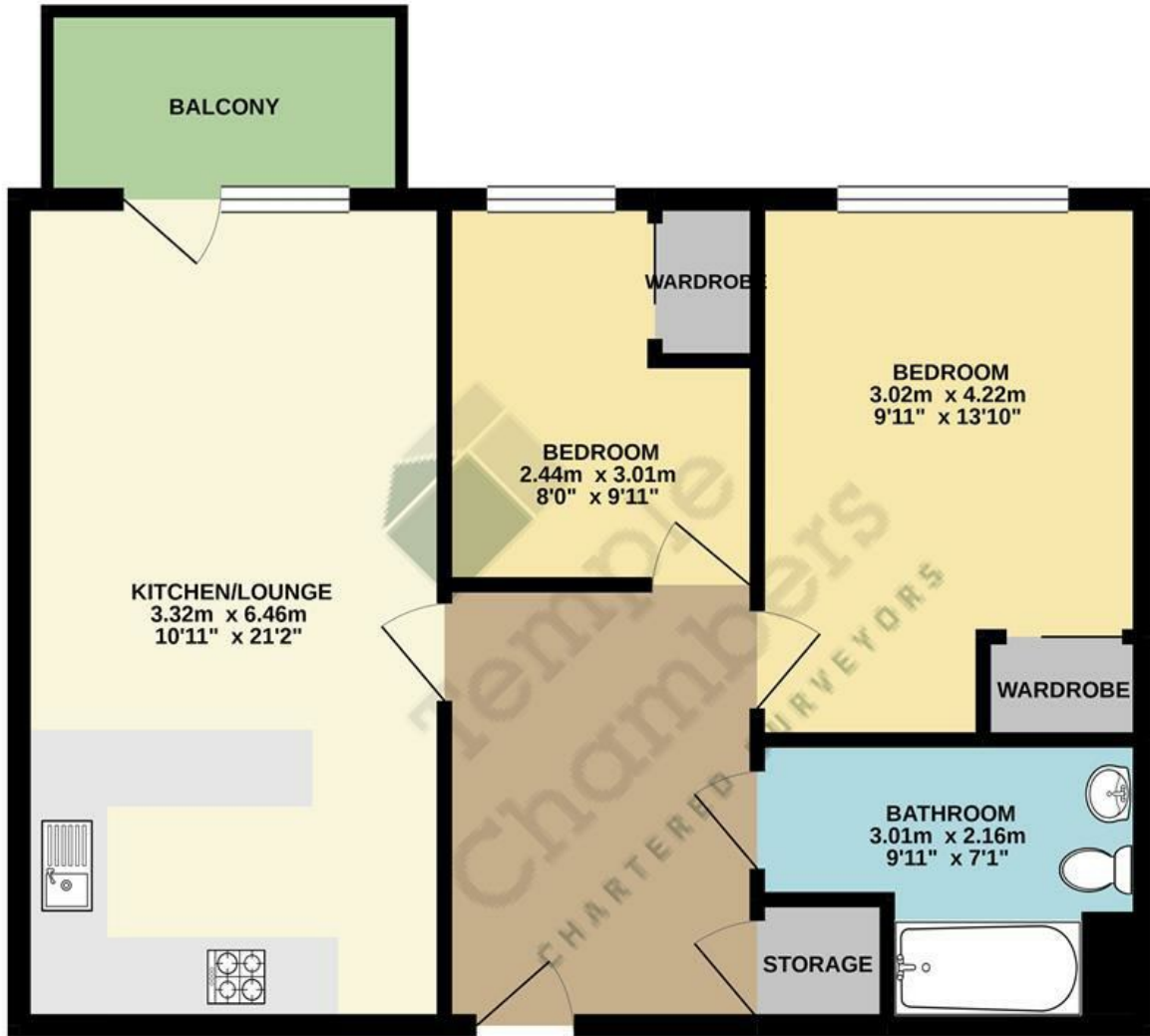
9'10" x 8'0" (3.01 x 2.44)

Disclaimer

PLEASE NOTE. The agent has not tested any apparatus, equipment, fixtures 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 the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.



2ND FLOOR
56.4 sq.m. (607 sq.ft.) approx.



LAURISTON APARTMENTS, AMBLESIDE CLOSE, N17

TOTAL FLOOR AREA : 56.4 sq.m. (607 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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| 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 | EU Directive 2002/91/EC | 81 | 82 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|-----------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | 86 | 86 |



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

