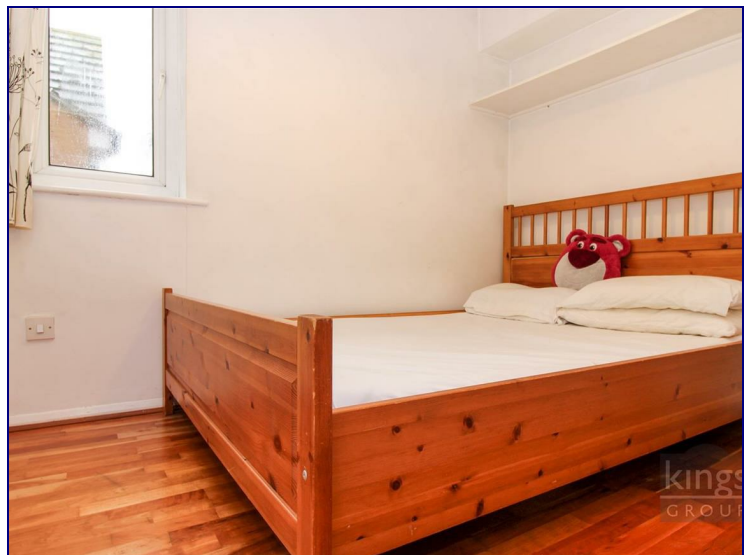
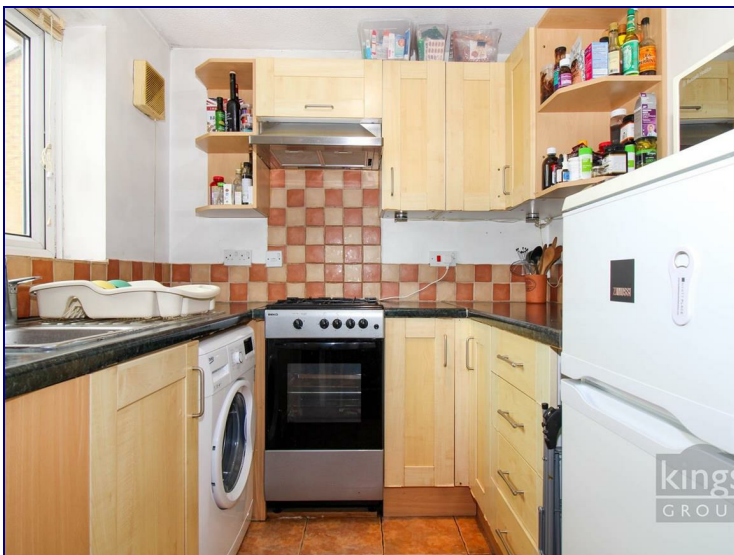


Bream Close, London, N17 9DJ



£250,000

Kings Group are delighted to present this cosy and well arranged studio flat minutes away from Tottenham Hale Underground and Overground Station. The property has been well maintained throughout and benefits from a light and airy living room with a separate fitted kitchen and double bedroom overlooking the River Lea, and a three piece family bathroom suite. There is ample storage space in the large private loft and would be an ideal opportunity for a first time buyer or investor.

The property is situated alongside the picturesque River Lea and nearby Markfield Recreational Ground offering plenty of open space. A stroll down the River Lea brings you to Springfield Park, a local nature reserve providing a tranquil environment. For evening entertainment nearby Stoke Newington benefits from a wide array of restaurants, pubs, bars, cafes, you will find something to cater for every taste and occasion.

Stamford Hill, Tottenham Hale and Seven Sisters are all within a short drive and walk off Bream Close, offering an array of retail outlets such as Tesco, Sainsburys, Tottenham Retail Park as well as many established local businesses to cater for every day necessities. The area is well served by public transport including excellent bus, tube, rail and road transport links, with Seven Sisters (Victoria Line) and South Tottenham (London Overground) station both easily accessible.



THIRD FLOOR
28.0 sq.m. (301 sq.ft.) approx.



TOTAL FLOOR AREA : 28.0 sq.m. (301 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

