



BREAM CLOSE, N17
£375,000 LEASEHOLD

A TWO BEDROOM APARTMENT.

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DESCRIPTION:

This riverside apartment in Bream Close offers a rare opportunity to enjoy water views and modern living in the heart of Tottenham Hale, London.

Located just minutes from Tottenham Hale Underground, mainline, and bus stations, the property provides exceptional transport links to central London, Stansted Airport, and beyond. Blackhorse Road station is also a short 10-minute walk away, offering further connectivity across the city.

The apartment is well-presented and boasts tranquil river views, creating a serene ambiance complemented by the picturesque wetlands surrounding the area. Despite the peaceful setting, Bream Close is part of a vibrant community with a wide range of amenities.

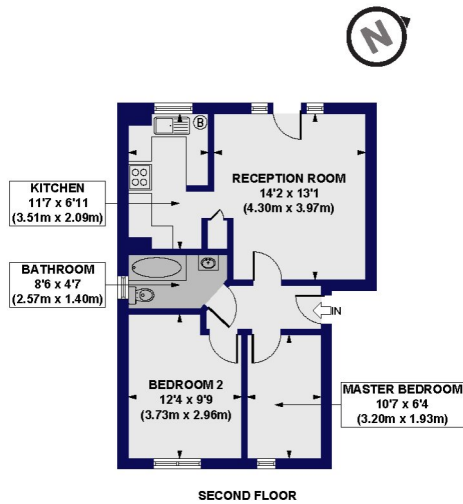
Nearby highlights include the historic Ferry Boat Inn and the Engine House Café, nestled on the edge of the wetlands. The retail park, gyms, and supermarkets are all within a few minutes' walk, adding to the convenience.

Tottenham Hale's cultural vibrancy and ongoing development make it an exciting place to live. The area offers a blend of urban energy and access to nature, with the river and wetlands providing excellent recreational opportunities. As demand continues to grow, properties like this are becoming increasingly sought after.

This apartment is part of a well-managed development and perfectly combines modern convenience with the dynamic, thriving spirit of Tottenham Hale—a unique opportunity for harmonious riverside living while staying connected to the heart of London.



Bream Close, N17
 Approx. Gross Internal Floor Area 539 sq. ft / 50.09 sq. m



All measurements of walls, doors, windows, fittings and appliances, including the specification, are given in the floor plan and do not constitute any warranty or representation by the seller, their agent or EPC Provider. Any discrepancies between the floor plan and the actual property shall be taken as the floor plan. The information contained in this plan is for illustrative purposes only and should be used in conjunction with any prospective purchases.

Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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

Tenure: Leasehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.