



MOUNT PLEASANT ROAD, N17
£525,000 SHARE OF FREEHOLD

AN EXTENDED TWO BEDROOM GARDEN FLAT.

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DESCRIPTION:

This impressive, extended two-bedroom garden flat offers approximately 843 sqft of lateral living space on a sought-after street in Tottenham.

Entering through the front door, a welcoming hallway guides you through the home.

At the front, you'll find a spacious primary bedroom featuring a square bay window and hardwood floors, brimming with charm. Adjacent is a lovely second bedroom with double-glazed French doors opening onto a small courtyard.

At the rear, you'll find an expansive and extended kitchen, dining, and living space. A modern kitchen graces one side, making the room functional and perfect for family life or entertaining friends. With ample space for a dedicated living area, dining area, and plenty of room to move, this extension truly stands out as best in class. The space is enhanced by its exposed painted beams and hardwood

floors.

Large bifold doors at the back open to a 39ft west-facing garden. With a sizable, raised deck area ideal for summer BBQs and mature borders, this garden is a true urban oasis in the heart of Tottenham. At the garden's end, a wooden-clad shed offers potential for a garden office or home gym, for example.

Completing the flat is a modern bathroom featuring a bathtub, sleek tiling, and a cleverly designed laundry cupboard.

Tottenham and Seven Sisters offer elegant period housing, vast parklands, and excellent transportation connections. The area is known for its unique, diverse, and welcoming community. Recently, a range of innovative shops, restaurants, and cafes have opened, including Pasero, a new addition to West Green Road, The High Cross micro-pub, The Palm Gastro Pub, Bluecoats, Beavertown Brewery, Blighty Cafe, and Moloko. With Milk, a nearby establishment on Philip Lane, is a

popular spot for fresh sourdough bread and brunch.

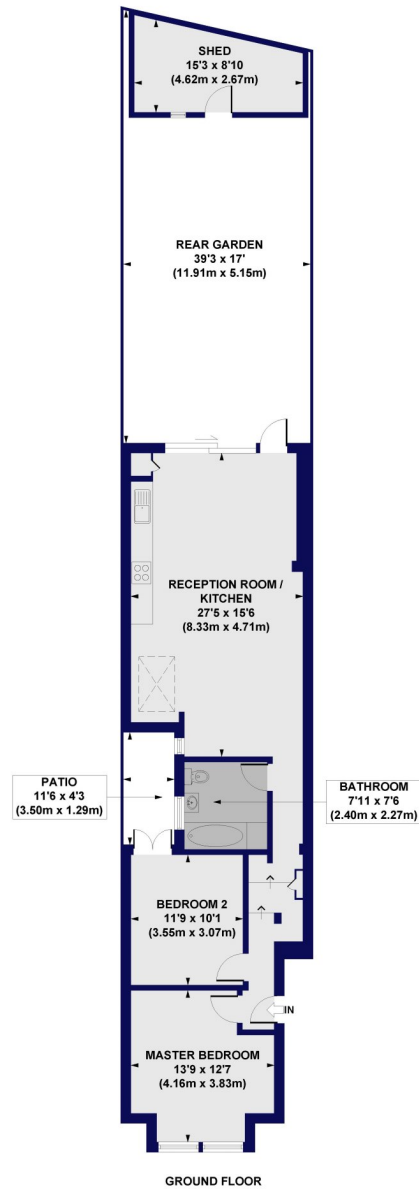
The location of this property is well situated for access to green spaces all around including Tottenham marshes, River Lea and Europe's largest urban nature reserve, Walthamstow Wetlands, just a 15-minute walk away, offering a chance to immerse yourself in some of England's most captivating wildlife.

Transport links are superb, with Seven Sisters Station under 15 minutes away on foot or one train stop from Bruce Grove. From Seven Sisters, you can easily reach Kings Cross Station in three stops on the Victoria Line or Oxford Circus in six. Overground trains provide a 20-minute journey to Liverpool Street and a 38-minute journey to Stansted Airport. Cycling into Central London is convenient, thanks to the Cycle Superhighway (CS1) that stretches from Tottenham High Road to Liverpool Street, passing through Stoke Newington and Hackney.



Mount Pleasant Road, N17

Approx. Gross Internal Floor Area 843 sq. ft / 78.31 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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		
(55-68)	D	66	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

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.