



2 bed apartment to buy in N17

Lebus Street, London, London, N17 9FN

£255,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Two Bedroom Flat
- ✓ Chain Free
- ✓ Double Bedrooms
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Community Scheme
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Description

We are delighted to present this beautifully presented two-bedroom apartment, ideally located within the award-winning Hale Village development, just moments from Tottenham Hale Underground and Overground Station.

Finished to an excellent standard throughout, the property features a bright and spacious lounge leading to a versatile summer room with stunning views, a modern fitted kitchen, two well-proportioned bedrooms, including a principal bedroom with integrated wardrobes, and a contemporary three-piece family bathroom. This home is an ideal purchase for first-time buyers and investors alike.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 84

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £4,368.00

Price: Starting Bid £255,000

Property Type: Apartment

Parking: On Street

Year built: 2011

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: No

Required access: Yes

Heating: Community Scheme

Electric: National Grid

Water: Direct mains water

Water meter: Yes

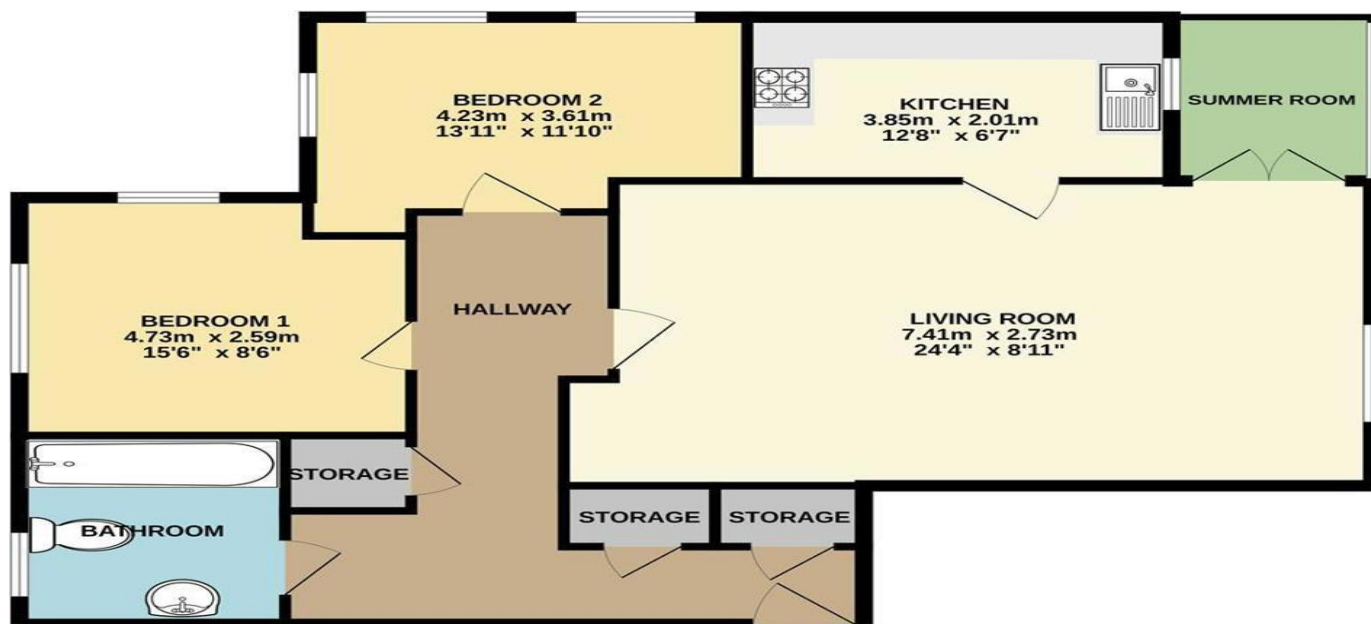
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, FTTC (fibre to the cabinet)

Mobile signal coverage: Good

MID FLOOR
72.0 sq.m. (775 sq.ft.) approx.



TOTAL FLOOR AREA: 72.0 sq.m. (775 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		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(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	

Lebus Street, London, London, N17 9FN

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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