

270

LORDSHIP LANE



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*light, bright & contemporary
three-bedroom split level maisonette*

*guide price
£375,000 - £400,000*

a newly refurbished, three double bedroom, split level maisonette, situated in the heart of tottenham, boasting a new lease on completion and a private rear garden.



description

a truly encompassing spacious accommodation, including two attic-style bedrooms on the second floor, this home is ready to move into and is an ideal purchase for anyone seeking a prestigious and well-appointed address in the area.

the ground floor entrance leads through the property to garden access and upstairs to a generous landing, which opens into a vast array of space and rooms that include a well fitted, practical kitchen plus a reception room.

the first of the two bathrooms is situated on this floor and is fully tiled with modern fixtures and fittings including full tiling.

the kitchen is light and bright with plenty white worktops, integrated oven and hob, storage and cupboard space - as well as plenty of room for appliances.

the living area is clean and light and benefits from wooden floors which have been fitted throughout the property for a contemporary and practical finish.

the second floor offers even more appeal with its stylish loft bedrooms - each with attic design to provide plenty of interest and features and both served by a beautifully fitted bathroom which again has a state-of-the-art finish.





location

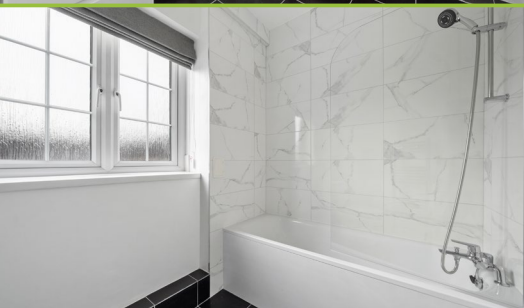
lordship lane is within a thriving café culture and offers ease of transport, access to a wide range of facilities and schools and plenty of nearby open space.

within a mile are both turnpike lane underground and bruce grove stations – offering piccadilly line tube travel. the a10 and north circular roads are only a short distance away, along with a plethora of bus routes available to whisk you in and out of the immediate area with great ease.

if you're needing to find education options for children, there is plenty of choice including primary and secondary level. risley avenue primary school is a three-form entry primary school with an early years foundation stage which comprises reception and nursery classes and a 2-year-old provision. the brook on the broadwaters primary school is

outstanding in all areas according to ofsted, which states: 'the school has a passion for wanting all pupils to succeed. lordship lane primary is an inclusive school which embraces the diversity of the local community, providing a safe and nurturing environment which enables children to become confident, successful and ambitious learners. harris academy tottenham is an all-through school based at the heart of the community.

when it comes to getting out in the fresh air at the weekend or in the evenings, there is also plenty of green open space and park land. lordship recreation ground and downhill park are walking distance while there is easy access to a range of leisure and other facilities including the bruce castle museum, tottenham marshes, a variety of café, restaurants, independent shops and much, much more.



floorplan:

270 lordship lane,
n17 7qt

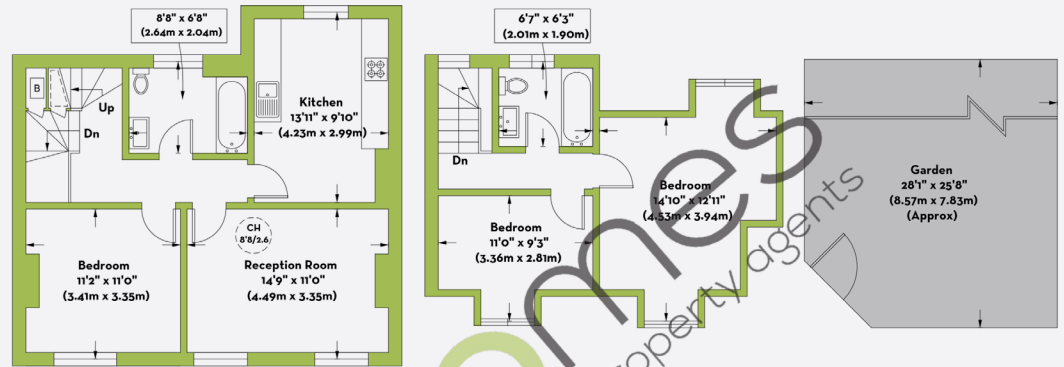
new lease on
completion

service charge:
£800 pa

ground rent:
£10 pa

epc:
e

council tax band:
c



Lordship Lane, N17

Approximate Gross Internal Floor Area = 1035 sq ft / 96.2 sq m
 Reduced Headroom = 12 sq ft / 1.1 sq m
 Total = 1047 sq ft / 97.3 sq m

this plan is for layout purposes only, not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 1033517)

overview

set across in excess of 1,000 square feet of living space
 stone's throw away to lordship recreational ground
 close to bruce grove & turnpike lane stations
 offered on a chain free basis

three double bedrooms
 split level maisonette
 secluded, private rear garden
 newly refurbished
 two bathrooms

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