



**Tenterden Road  
London  
N17 8BW**

**Offers in Excess of £198,000**

**bettermove**

# Tenterden Road London

Bettermove are proud to present this 1 bedroom first floor flat in Tottenham, available with no forward chain.

The property benefits from double glazing and gas central heating throughout . The council tax band is B.

This is a leasehold property with 89 years remaining on the lease; the ground rent is £10 per annum and the service charge is £140 per month.

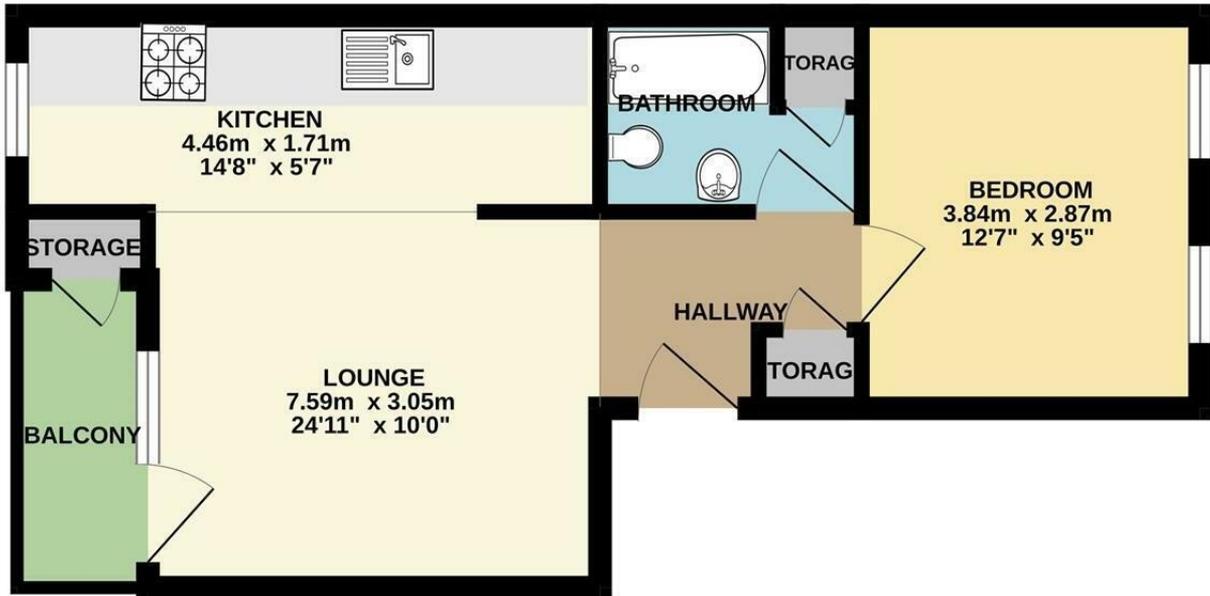
The interior of this beautifully presented property comprises spacious and open plan living room with the fitted kitchen and private balcony, one double bedroom and the bathroom on the first floor of the building.

Located in the popular residential area of Tottenham, the property is close to a range of amenities, including shops, supermarkets, restaurants and new shops being built alongside the new stadium. Excellent transport connections can be found from White Hart Lane Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



FIRST FLOOR  
47.0 sq.m. (506 sq.ft.) approx.



TOTAL FLOOR AREA : 47.0 sq.m. (506 sq.ft.) approx.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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