

APPLE TREE ROAD, N17  
**£310,000 TO BE ADVISED**

**A ONE BEDROOM SECOND FLOOR FLAT.**

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### DESCRIPTION:

Set on the second floor of a modern purpose-built block, this bright one-bedroom flat offers stylish living right on the edge of Downhills Park.

Measuring around 413 sq. ft, the flat has been thoughtfully designed with a well-proportioned open-plan living space and modern fitted kitchen. The bedroom features floor-to-ceiling windows and bespoke wardrobes, while the contemporary shower room is finished to a high standard with a large walk-in shower and heated towel rail.

The development includes a secure gated entrance straight into Downhills Park, along with handy bike storage and a communal roof terrace with panoramic city views—perfect for unwinding on a summer evening.

The location is ideal for transport, with both Turnpike Lane and Seven Sisters tube stations nearby. From there, it's a quick hop into the West End or the City via the Victoria Line or Overground.

Locally, there's a great mix of independent cafés, restaurants, and bars—Perkyns, Yard Sale Pizza and Forks & Green are all firm favourites—and you're just a

short walk from Tottenham Green Leisure Centre, the Bernie Grant Arts Centre and Lordship Rec.

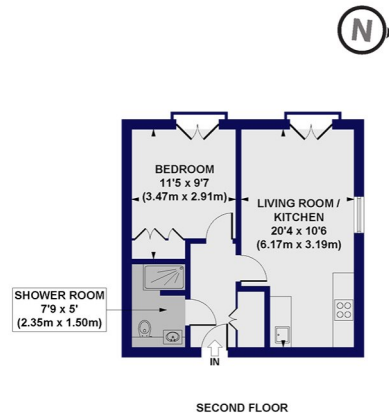
Please note the following buyer restrictions:

- Must live or work in the Borough of Haringey.
- Must not own a property.
- Must Earn Below £61,868.





Apple Tree Road, N17  
Approx. Gross Internal Floor Area 417 sq. ft / 38.75 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as estimated 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 purchaser.

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.

- Tenure:** To be advised
- 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		