



PLATINUM MEWS, N15
£550,000 FREEHOLD

A TWO BEDROOM FREEHOLD MEWS HOUSE WITHIN A GATED DEVELOPMENT WITH SOLE ACCESS TO GARDEN, N15

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DESCRIPTION:

A two double bedroom freehold mews house set within a secure gated development in the heart of N15, offering approximately 752sqft of internal accommodation arranged over two floors.

The ground floor comprises a separate fitted kitchen with ample worktop and storage space, leading through to a spacious reception room positioned to the rear of the property. The reception room provides direct access to a private rear garden.

The first-floor features two well-proportioned double bedrooms and a recently refurbished family bathroom located off the landing.

Further benefits include high ceilings throughout, double glazing and gas central heating.

Platinum Mews is extremely well located for transport connections, with South Tottenham Station within walking distance and Seven Sisters Station nearby, providing London Overground and Victoria Line services. Several bus routes also operate along the nearby High Road.

Markfield Park, the River Lea and Springfield Park are all within easy reach. A range of shops and local amenities can also be found along the High Road.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

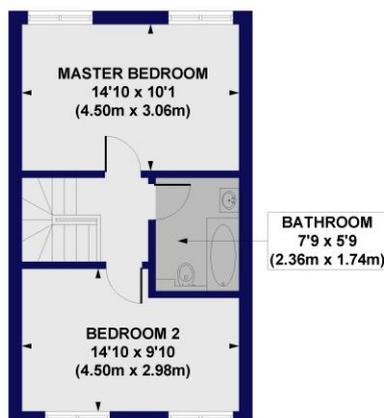
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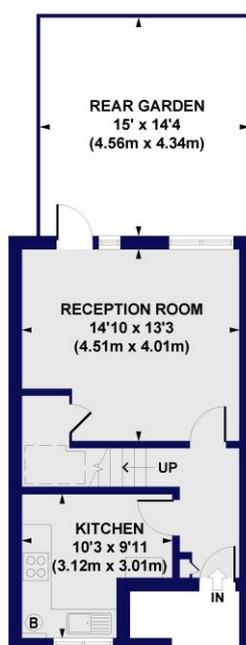
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Approx. Gross Internal Floor Area 752 sq. ft / 69.86 sq. m



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 392 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 360 SQ FT

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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK260010>

Tenure: Freehold

Service Charge: £600 per annum (approx.)

Ground Rent: £0 Annually (Subject to review)

Council Tax Band: C

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.

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