



## REEDHAM CLOSE, TOTTENHAM, N1

### 2 BED APARTMENT

£2,000

Nestled in the charming Reedham Close, London, this exquisite newly refurbished apartment offers a delightful living experience. Spanning an impressive 807 square feet, the property features two spacious double bedrooms, perfect for families or professionals seeking ample space.

The apartment boasts a separate kitchen, providing a functional area for culinary enthusiasts to create their favourite dishes. The thoughtful refurbishment has enhanced the property, ensuring a modern and stylish aesthetic throughout.

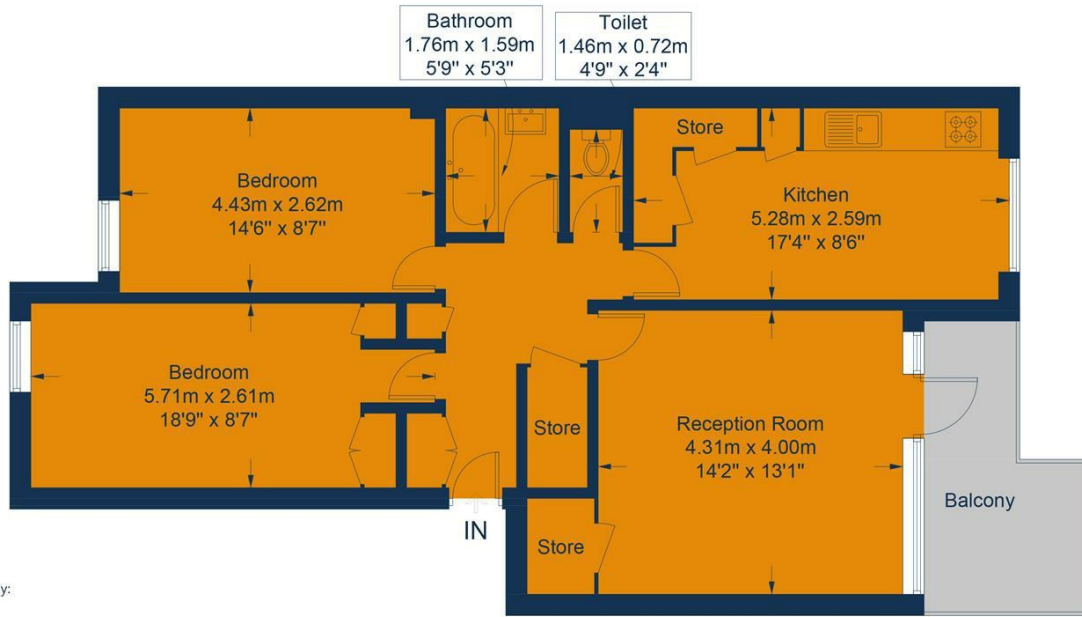
One of the standout features of this residence is its proximity to the picturesque canal, which adds a serene touch to the environment. Residents can enjoy leisurely strolls along the waterway, making it an ideal location for those who appreciate nature and outdoor activities.

This property presents a wonderful opportunity for anyone looking to settle in a vibrant part of London, combining comfort, style, and a touch of tranquillity.

**Hemmingfords**

Reedham Close, N17

Approximate Gross Internal Area = 74.45 sq m / 801.37 sq ft



First Floor

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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>76</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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