



2 Tynemouth Road, London, N15 4UD

£360,000



This spectacular one-bedroom ground floor flat offers the rare combination of a private entrance and an unusually large private garden, making it an exceptional opportunity for first-time buyers seeking space, style and convenience in a thriving North London location.

Beautifully presented throughout, the property is truly turnkey-ready and has been thoughtfully upgraded by the current owner. The contemporary fitted kitchen features quality Beko integrated appliances, including a dishwasher, DIY Kitchens cabinetry, solid wood worktops and elegant Italian marble tiled splashbacks. The stylish bathroom has also been recently replaced, while luxury vinyl flooring runs throughout the home. Further benefits include a modern boiler, regularly serviced and still covered by the remaining balance of a seven-year warranty, providing added peace of mind.

The generous garden is a standout feature, offering excellent outdoor entertaining space, a haven for pet owners, and potential for a dedicated home office or garden studio, subject to any necessary consents. The location is ideal for commuters, with both Tottenham Hale and Seven Sisters stations within approximately 10 minutes' walk, providing swift connections across London. Liverpool Street can be reached in around 20 minutes, while



- 154 YEAR LEASE
- MINUTES FROM TOTTENHAM HALE TUBE STATION (VICTORIA LINE ZONE 3)
- NEWLY INSTALLED FITTED KITCHEN WITH APPLIANCES
- NEW BOILER WITH 7 YEAR WARRANTY
- NEWLY INSTALLED BATHROOM SUITE
- LARGE GARDEN SPACE
- OWN ENTRANCE
- DOUBLE BEDROOM
- ATTRACTIVE LOUNGE
- PERFECT FIRST TIME BUY