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Erskin Crescent, Reedham Close, London

£2,500

An impressive three bedroom home with driveway and garage, set on one of Tottenham Hale's most sought after roads, this property offers generous living space throughout and is ideal for families or professional sharers seeking comfort, convenience and a great location.

The ground floor comprises a bright and spacious reception room, a modern fitted kitchen with ample storage, and a large dining area, perfect for entertaining or relaxing. Upstairs, there are three good sized bedrooms and a contemporary family bathroom. The property offers street parking via a private driveway and a secure garage.

Located within easy reach of Tottenham Hale station (Victoria Line and National Rail), this home offers excellent transport links to the city and beyond. The area also boasts a variety of local amenities, schools, and open green spaces, including the nearby River Lea.

Early viewing is recommended.

EPC rating: C

Council Tax Band: D

Available Now!

Please contact the Lettings department at Hunters Tottenham to arrange an appointment to view. We will be happy to get you there! By your local property agency with a network of 270 offices.

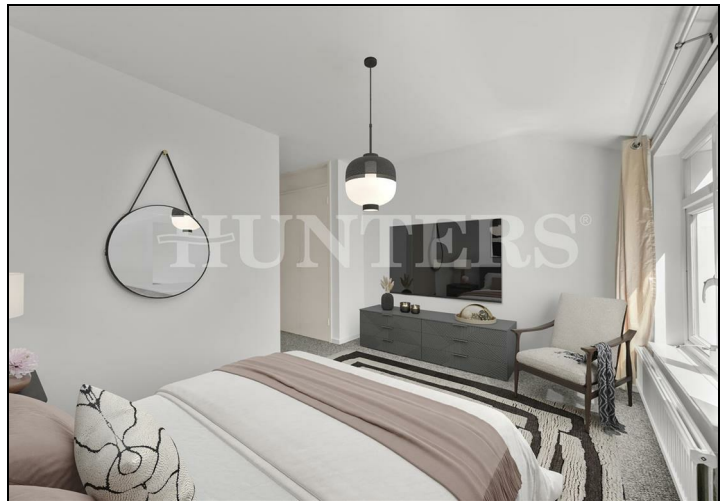
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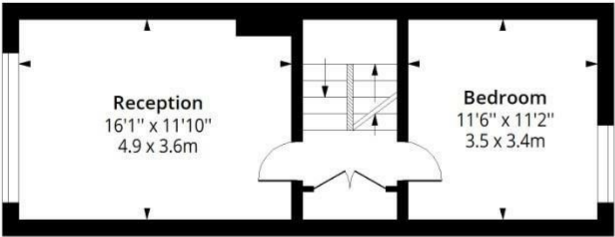
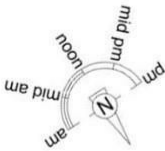
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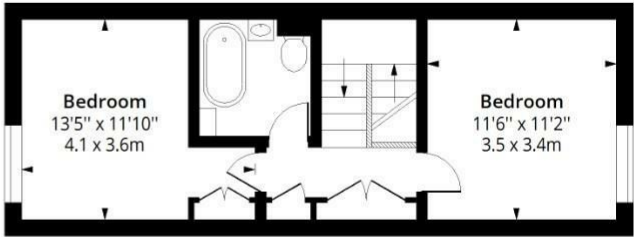
Erskine Crescent, N17

Approximate Gross Internal Area = 1299 Sq Ft - 120.68 Sq M



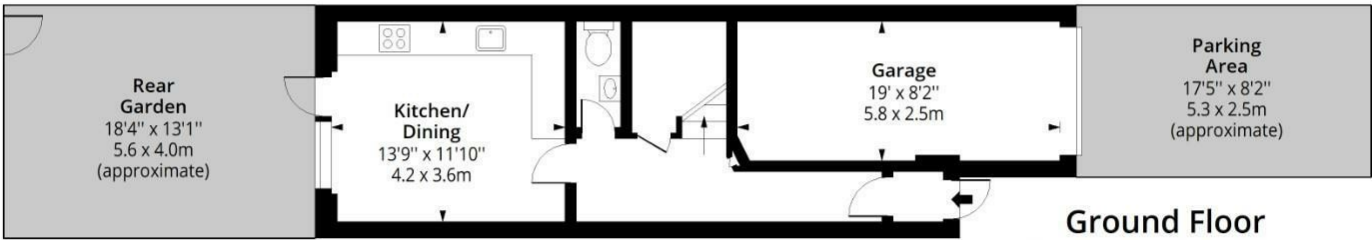
First Floor

Floor Area 403 Sq Ft - 37.44 Sq M



Second Floor

Floor Area 415 Sq Ft - 38.55 Sq M



Ground Floor

Floor Area 481 Sq Ft - 44.68 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		86		(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC

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