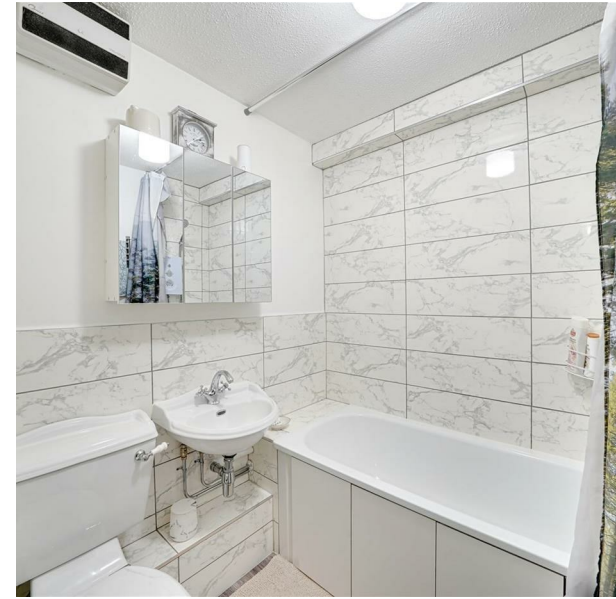


33 Lomond Close, London, N15 5DF  
Asking price £285,000



**PINDROP PROPERTY**



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Asking price £285,000

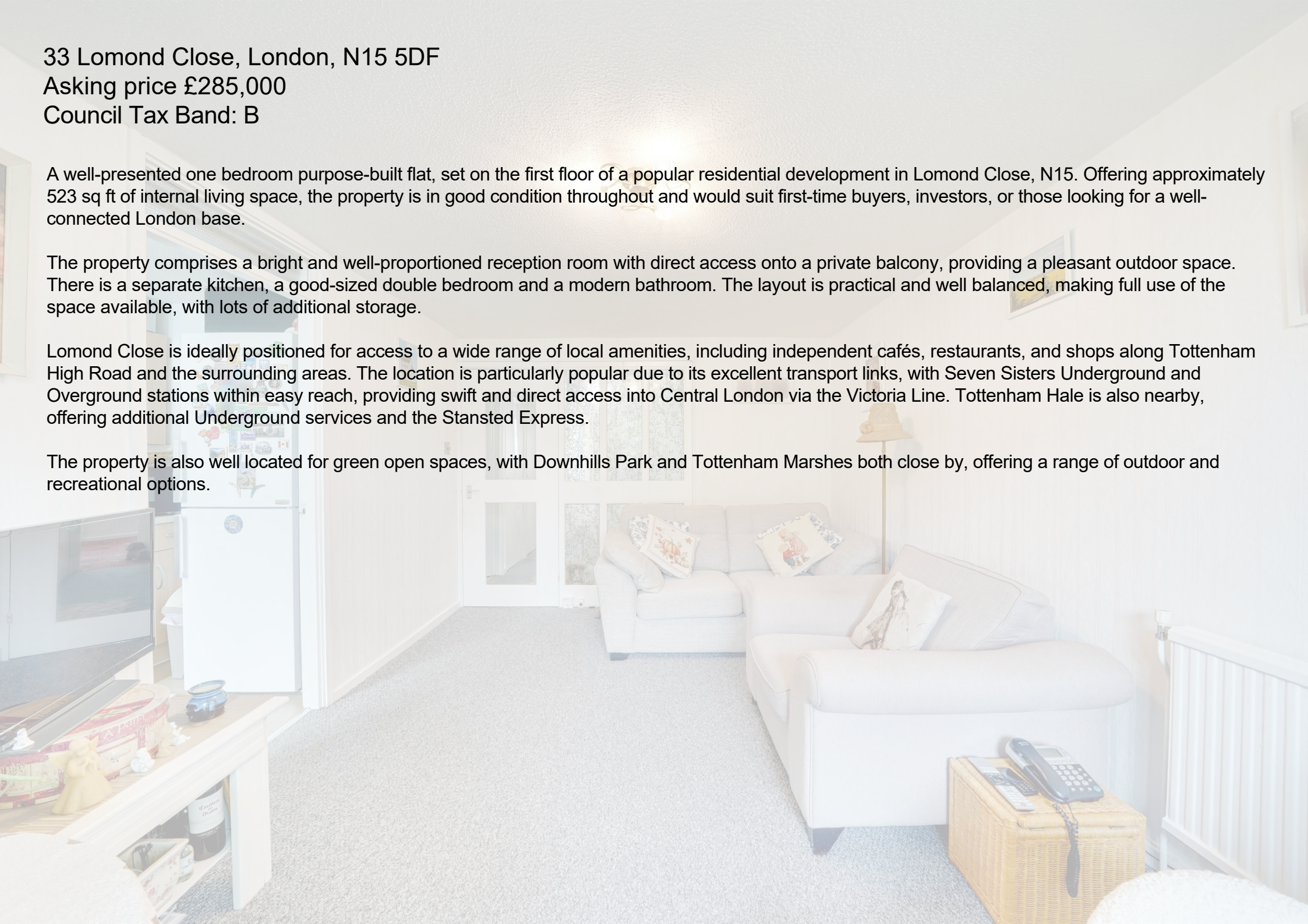
Council Tax Band: B

A well-presented one bedroom purpose-built flat, set on the first floor of a popular residential development in Lomond Close, N15. Offering approximately 523 sq ft of internal living space, the property is in good condition throughout and would suit first-time buyers, investors, or those looking for a well-connected London base.

The property comprises a bright and well-proportioned reception room with direct access onto a private balcony, providing a pleasant outdoor space. There is a separate kitchen, a good-sized double bedroom and a modern bathroom. The layout is practical and well balanced, making full use of the space available, with lots of additional storage.

Lomond Close is ideally positioned for access to a wide range of local amenities, including independent cafés, restaurants, and shops along Tottenham High Road and the surrounding areas. The location is particularly popular due to its excellent transport links, with Seven Sisters Underground and Overground stations within easy reach, providing swift and direct access into Central London via the Victoria Line. Tottenham Hale is also nearby, offering additional Underground services and the Stansted Express.

The property is also well located for green open spaces, with Downhills Park and Tottenham Marshes both close by, offering a range of outdoor and recreational options.





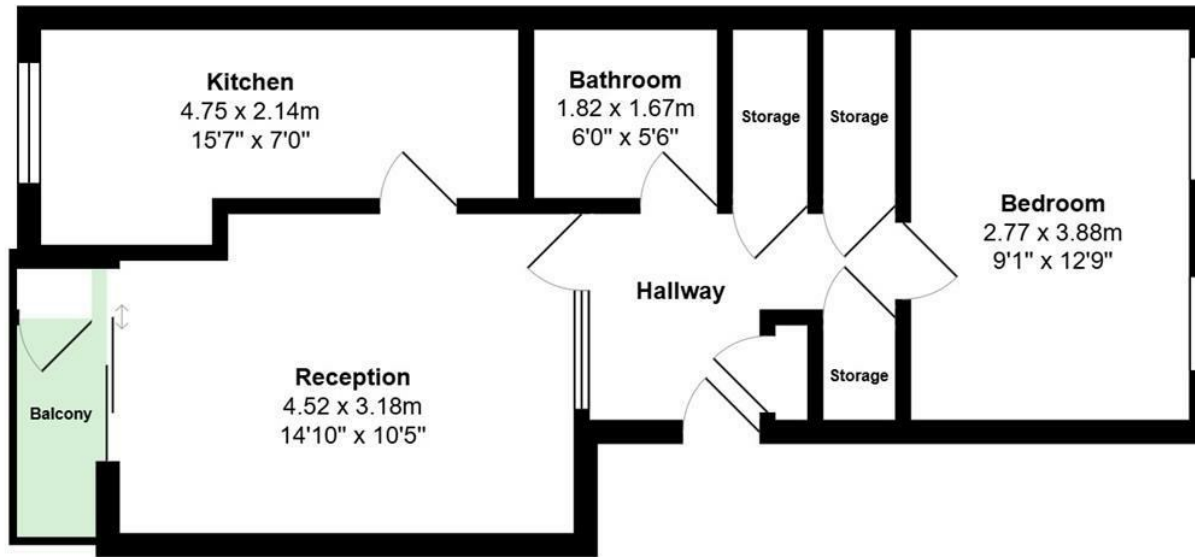


**PINDROP PROPERTY**

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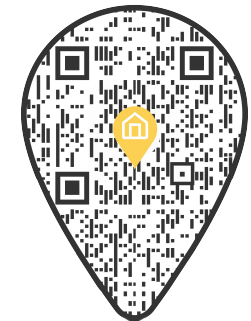


**PINDROP PROPERTY**

**First Floor**

Total Area: 48.6 m<sup>2</sup> ... 523 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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>			
(55-68) <b>D</b>		67	79
(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	