



**Flat 7, Grayling Court Bream Close, London, N17 9BS**  
**£195,000**



Located in a sought-after development that has maintained its original charm and quality since its construction in the 1990s, this well-presented first-floor studio flat offers a fantastic opportunity for first-time buyers or those seeking a convenient London base. The property features an open-plan layout with a spacious living area, thoughtfully arranged to include a partitioned sleeping space. The fitted kitchen, accessed directly from the living room, is both practical and well-appointed, while the bathroom, finished in a classic white suite, is located off the hallway. Ideally positioned just minutes from Tottenham Hale Underground, Overground, and the Stansted Express (with a journey time of 36 minutes), this studio combines comfort, convenience, and excellent transport links. Offered to the market chain-free and ready to move into.

- CHAIN FREE SALE
- OPEN PLAN LAYOUT
- BATHROOM/WC
- GREAT LOCATION
- MINUTES TO TOTTENHAM HALE STATIONS (VICTORIA LINE)
- SEPERATE FITTED KITCHEN
- IDEAL FIRST TIME PURCHASE
- MINUTES TO WALTHAMSTOW

