



**TARGET**  
RESIDENTIAL SALES & LETTINGS

Drayton Road GR, London, N17 6HJ

**£1,800 PCM**

Flat - Conversion | Deposit Amount: £1,800

Council: Haringey | Council Tax Band: B



**TARGET**

RESIDENTIAL SALES & LETTINGS



Prepare to be wowed by this remarkable, ground-floor period conversion, delivering a sensational blend of historic charm and contemporary London convenience on a tranquil stretch of Drayton Road. This two-bedroom, one-bathroom flat is a rare find, offering effortless, direct street access and a bright, expansive layout ideal for professionals, couples, or a small family. The generous living areas are bathed in natural light, providing a comfortable and inviting urban oasis.

The ultimate feature of this property is the highly coveted private, exclusive rear garden. Forget about shared spaces; this is your own tranquil retreat, perfect for morning coffee, evening cocktails, or al fresco entertaining—a true outdoor haven and a major asset in the bustling London market.

Location is everything, and this home places you in the heart of a vibrant, rapidly developing North London community. You're just a short walk from Bruce Grove Overground station, offering swift, direct connections across the capital, and excellently positioned for access to Seven Sisters and Tottenham Hale (Victoria Line). Enjoy the benefits of local amenities, a growing community feel, and nearby green spaces like Downhills Park. This is your opportunity to secure an authentic slice of North London real estate; a fantastic property with the unbeatable combination of a ground-floor position and a private garden. This prime London living opportunity is a major catch and won't last long!

---

## 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>	<b>68</b>	<b>68</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	



To ensure the property meets your needs and to streamline the process, we kindly request the following information:

Full Name:  
 Contact Information: (phone number and email address)  
 Current Address:  
 Planned Move-in Date:  
 Desired Length of Tenancy:  
 Number of Occupants:  
 Employment or Income Source: (optional, for preliminary screening)  
 Details of Any Pets: (if applicable)  
 Current Landlord or Letting Agency Contact Details: (name, phone number, and/or email address for reference purposes)  
 Do You Receive Any Form of Benefits?: (e.g., housing, universal credit, etc.)  
 Passport Held: (for verification purposes)  
 Do You Have the Right to Rent in the UK?: (as required by law)  
 Any Additional Requirements or Questions:

Once we receive this information, we will promptly coordinate the viewing and address any queries you may have.

We appreciate your cooperation and look forward to hearing from you:



**Edmonton** | 315 Hertford Road | Edmonton | London | N9 7ET  
 t. 0208 805 4949 | e. theo@targetproperty.co.uk

**Cheshunt** | 210 Windmill Court | Windmill Lane | Cheshunt | Waltham Cross | Hertfordshire | EN8 9AF  
 t. 01992 766245 | e. theo@targetproperty.co.uk  
[www.targetproperty.co.uk](http://www.targetproperty.co.uk)