



Creighton Road, Tottenham, N17 8JX

£240,000  Coultons

PROPERTY SUMMARY

Offering for sale a one bedroom flat set on the second floor in a purpose built block in Tottenham. The property benefits from a good sized living room which opens onto the kitchen, family bathroom, electric heating, double glazing and residents parking.

We have been advised that the lease is approximately 145 years in length and with an annual service charge of £1800.

The property is ideally situated for local amenities with excellent public transport links which includes local bus routes and White Hart Lane Overground Station being just down the road.

In our opinion this property would be an ideal purchase for a first time buyer or buy to let investor. Viewing is highly recommended.

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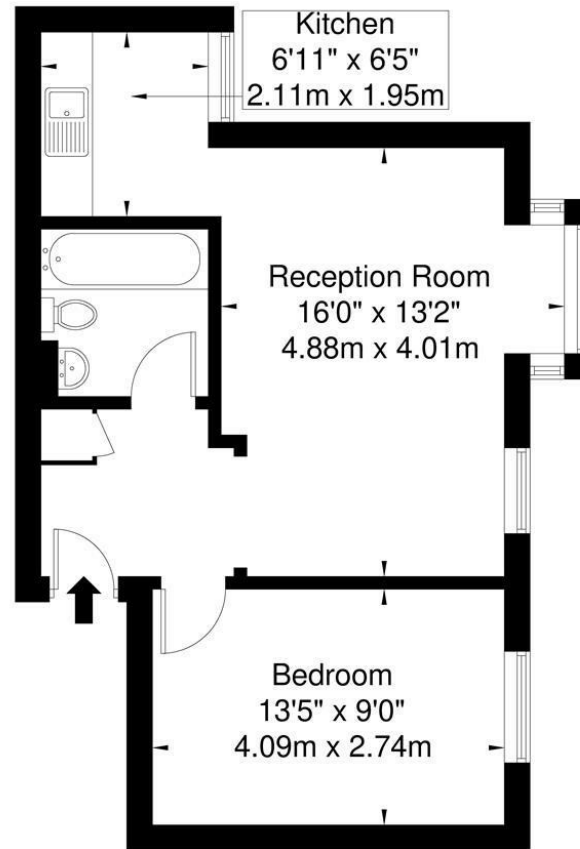








Sommerset Gardens, Creighton Road, Tottenham, N17
Approximate Gross Internal Area = 42.6 sq m / 458 sq ft



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
Haringey

TENURE
Leasehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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