



www.kings-group.net

473 High Street
Tottenham N17 6QA
Tel: 020 8801 5445

Somerset Gardens, London, N17 8JN



£1,250

Kings Group are pleased to present this studio apartment located on the lower ground floor of Somerset Gardens. The property has been well maintained throughout benefiting from a spacious lounge/bedroom, fitted kitchen and modern three-piece shower suite. This flat is 0.4 miles to White Hart Lane Station with trains going directly to Liverpool Street Station and excellent bus routes connecting Central London and the surrounding areas. The property is moments away from local schools and amenities. This would be the ideal for a couple or single tenant. Contact our Tottenham office now to book in a viewing!

Kings Group are pleased to present this studio apartment located on the lower ground floor of a purpose built development moments away from the new stadium and regeneration taking place in the area. The property is being offered on a chain free basis and has been well maintained throughout benefitting for a spacious lounge / bedroom, fitted modern kitchen and modern three-piece family shower room suite. This would be ideal opportunity for a first time buyer or investor.

Lounge/ Bedroom

17'10" x 10'5" (5.45 x 3.20)

Single glazed window to front aspect, spotlights, double radiator, laminate flooring, phone points, TV aerial point and power points.

Kitchen

8'0" x 7'5" (2.45 x 2.27)

Range of base and wall units with roll top work surfaces, electric oven and hob with integrated chimney style extractor hood, stainless steel sink and drainer unit, space for fridge freezer, plumbing for washing machine, spotlights, tiled walls, laminate flooring and power points.

Shower Room

6'4" x 5'6" (1.95 x 1.68)

Three piece shower room suite comprising shower cubicle with electric shower, pedestal hand wash basin, low level flush WC, tiled walls and tiled flooring.

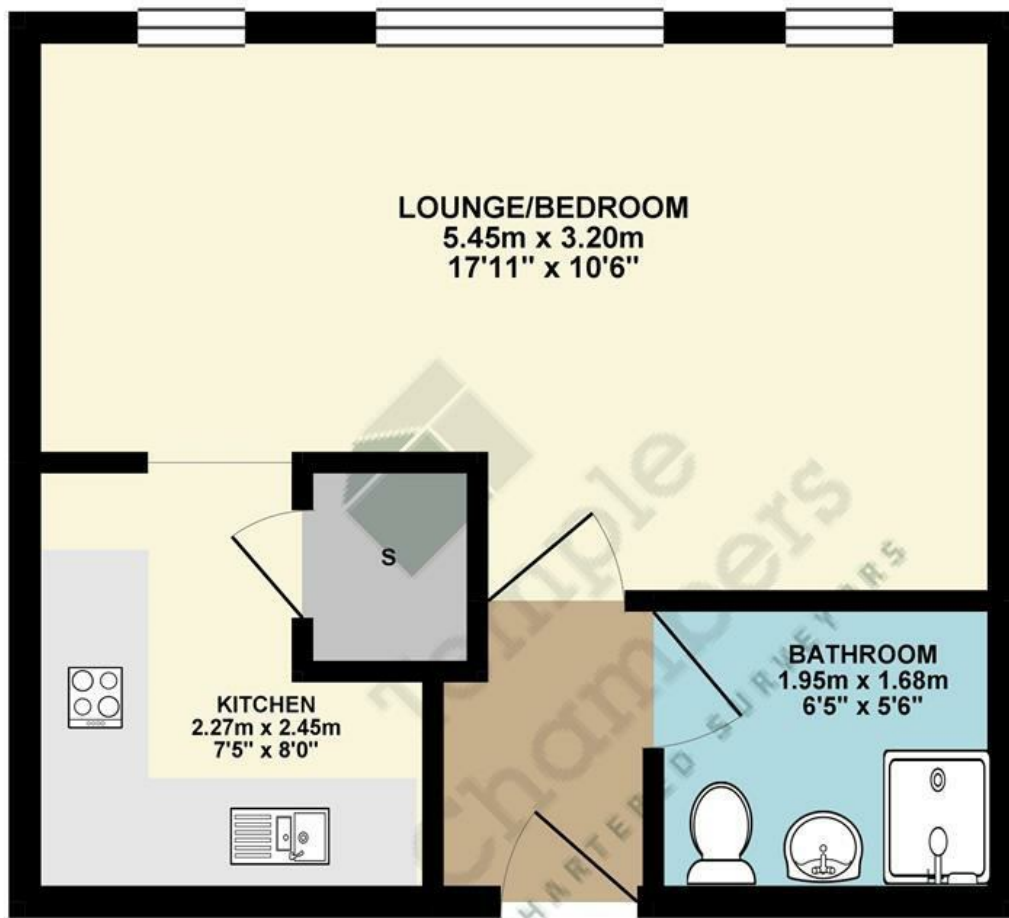
Disclaimer

THE PROPERTY

MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.



LOWER GROUND FLOOR 26.57 sq. m.
(285.98 sq. ft.)



TOTAL FLOOR AREA : 26.57 sq. m. (285.98 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Somerset Gardens, N17

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		69
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



Associated Offices in London, Essex and Hertfordshire
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