



**BLUEPRINTS & CO.**  
P R O P E R T I E S

Sales - Lettings - Management - Mortgages



## Vicarage Road

, London, N17 0BG

**£310,000**



Blueprints & Co. Properties are thrilled to present this opportunity to see a First floor Victorian House converted flat located in the developing area of Tottenham.

The property boast a modern fitted kitchen and bathroom, laminate flooring throughout, Large airy living room which holds some of the original Victorian features, and the bedroom which holds views of the new Tottenham Hotspur stadium. The property is close to White Hart Lane Train stations, local amenities, schools and easy access to A10 with bus links. The property is being sold on a chain free basis with the new extended lease with the additional 90 years on top of the existing lease. (The lease will be approx 152 years)

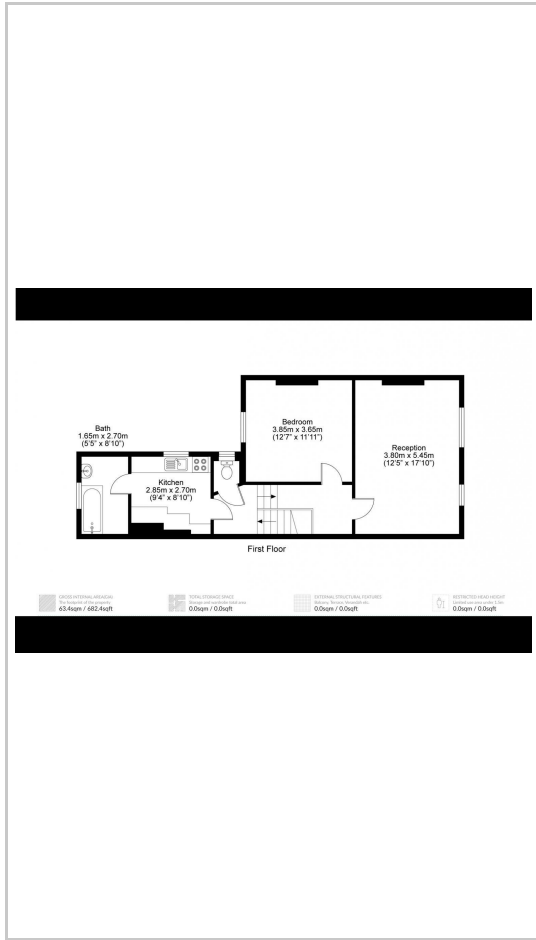
Ground rent £100 per annum  
Rental potential 1300 pcm



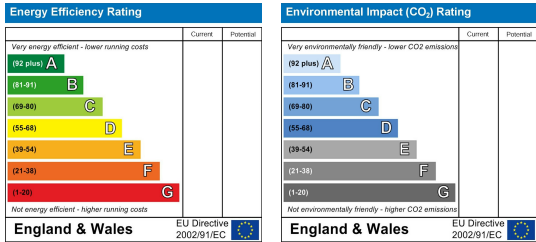
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.