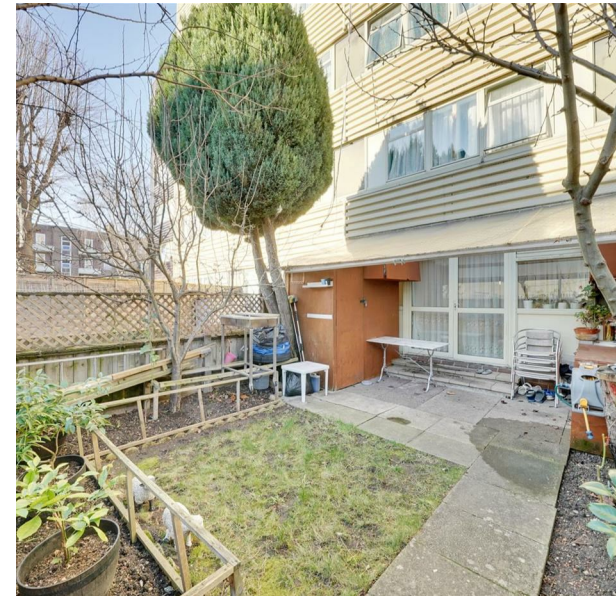


119 Reed Road, London, N17 9BX  
Asking price £375,000



**PINDROP PROPERTY**



**119 Reed Road, London, N17 9BX**

**Asking price £375,000**

**Council Tax Band: A**

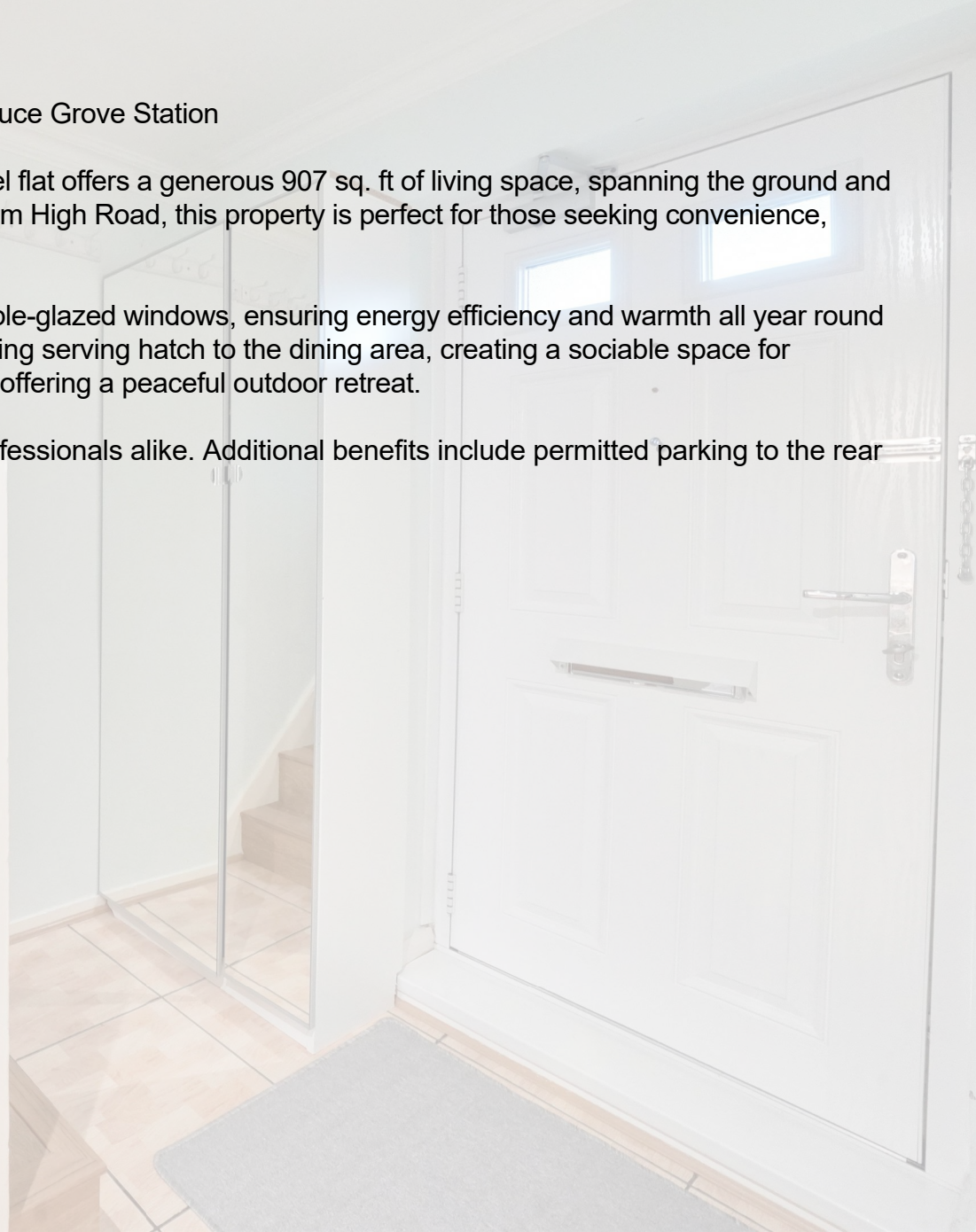
Spacious 3-Bedroom Split-Level Flat with Private Garden – Moments from Bruce Grove Station

Nestled in the heart of Tottenham, this well-presented three-bedroom split-level flat offers a generous 907 sq. ft of living space, spanning the ground and first floor. Ideally located just 0.2 miles from Bruce Grove Station and Tottenham High Road, this property is perfect for those seeking convenience, space, and comfort.

The flat is in good condition throughout, featuring gas central heating and double-glazed windows, ensuring energy efficiency and warmth all year round (EPC Rating C). The layout includes a well-proportioned kitchen with a charming serving hatch to the dining area, creating a sociable space for entertaining. The bright and airy reception room opens onto a private garden, offering a peaceful outdoor retreat.

Upstairs, three good-sized bedrooms provide ample space for families or professionals alike. Additional benefits include permitted parking to the rear and easy access to local amenities, transport links, and green spaces.

This fantastic home is a must-see—contact us today to arrange a viewing!





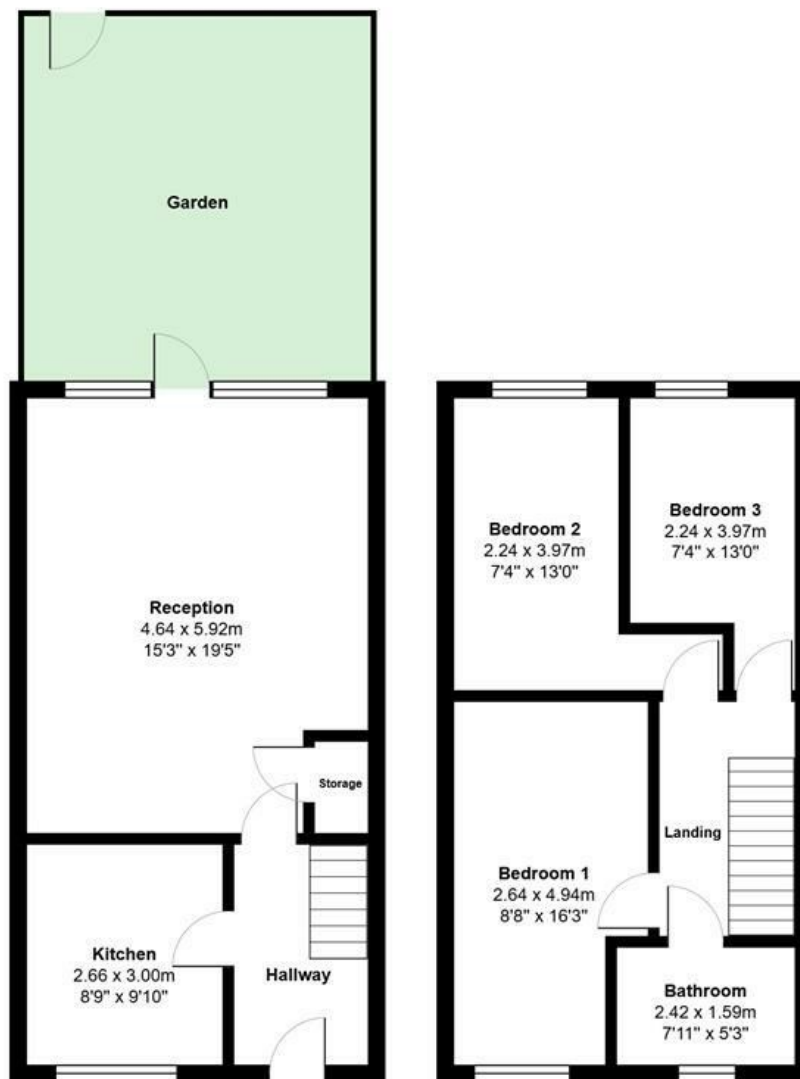


- 105 Years Remaining on the Lease
- Private Garden
- Approx 907 square feet
- 0.2 miles to Bruce Grove (Weaver Line) & Tottenham High Street
- Gas Central Heated
- Double Glazed Windows Throughout
- Split Level Flat Spanning Ground and First Floor's
- EPC Rating - C
- Permit Parking
- Council Tax Band - A





**PINDROP PROPERTY**



**Ground Floor**  
Area: 42.1 m<sup>2</sup> ... 454 ft<sup>2</sup>

**First Floor**  
Area: 42.1 m<sup>2</sup> ... 453 ft<sup>2</sup>



**PINDROP PROPERTY**

Total Area: 84.3 m<sup>2</sup> ... 907 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only



0203 869 0201  
info@pindropproperty.com  
www.pindropproperty.com

| 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>                            |  | 70                         | 75                                                                                    |
| (55-68) <b>D</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<br>2002/91/EC |  |