



**70 Manor Road.,
Tottenham**

**Offers In Excess Of
£520,000 Freehold**



70 Manor Road., Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Three Bedroom House
- Period Property
- Through Lounge
- Fitted Kitchen
- Double Bedrooms
- Garden Approx. 65ft
- Double Glazing
- Excellent Location
- Short Walking Distance to Northumberland Park Station
- Awaiting EPC Rating

Kings Group are pleased to present this three bedroom period house located within the heart of the regeneration area. The property benefits from a large, spacious, light and airy reception room, fitted kitchen with dining space and private rear garden (approx 65 sqft). The first floor boasts three double bedrooms and a three piece family bathroom suite. This would be an ideal opportunity for a family or an investor.

Located in the heart of Tottenham, the property is situated 0.3 miles away from Northumberland Park Station (Overground directly to Tottenham Hale Station and Liverpool Street Station) and benefits from the regeneration currently taking place in the area. Harris Academy Primary School is a short walking distance away and the excellent bus and transport links provides easy access to the surrounding areas and Central London. The property is moments away from local shops, amenities and schools, and would be a great chance for anyone looking to move or invest into the area.

GROUND FLOOR
60.2 sq.m. (649 sq.ft.) approx.

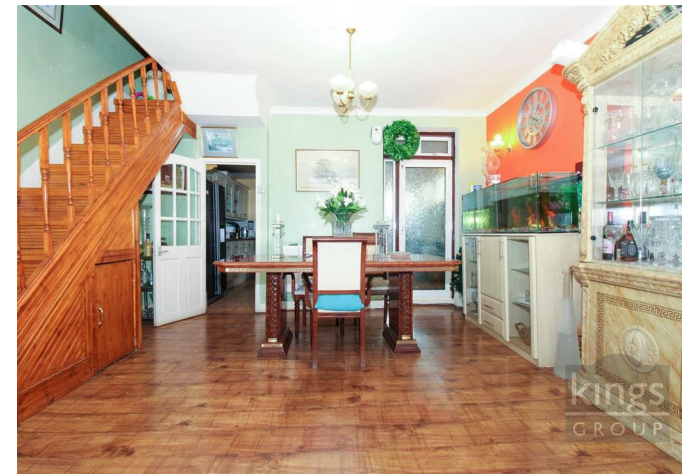


1ST FLOOR
42.9 sq.m. (462 sq.ft.) approx.



TOTAL FLOOR AREA: 103.1 sq.m. (1110 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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