



**9. Stoneleigh Road,
Tottenham**

**Guide Price £360,000
Leasehold**



9. Stoneleigh Road, Tottenham

473 High Street, Tottenham, London,
N17 6QA

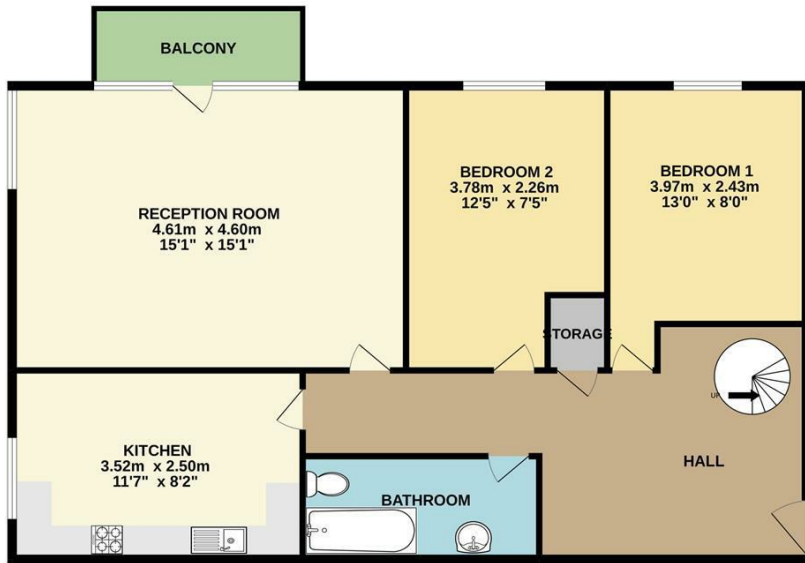
020 8801 2696
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- Three/Four Bedroom Flat
- Second Floor
- In Need of Modernisation
- Fitted Kitchen
- Private Balcony
- 900+ Years On Lease
- Excellent Location
- Minutes Away From Bruce Grove Overground Station
- Short Walking Distance to Tottenham Hale Station
- Awaiting EPC Rating

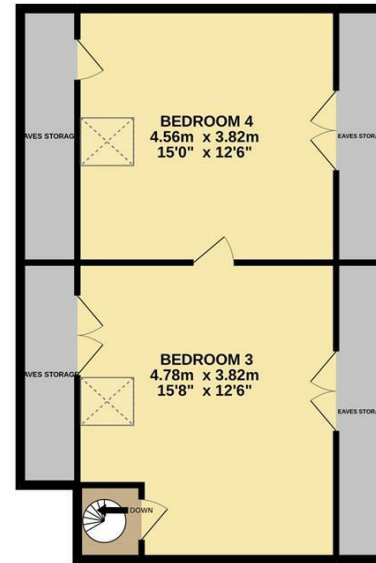
Kings Group are pleased to present this three/four bedroom second floor flat located minutes away from Bruce Grove and Tottenham Hale Station. The property is in need of modernisation and benefits from one large spacious reception room leading to a private balcony, large fitted kitchen, four double bedrooms and a three piece family bathroom suite. This property has great potential to become a family home or investment opportunity.

Situated minutes away from Bruce Grove Overground station, Tottenham Hale Train and Bus Station, the excellent transport links provides easy access into Central London and the surrounding areas. Tottenham Hale connects local residents to Stratford and Liverpool, with the fast train taking only 15 minutes (Overground), Stansted Airport (Stansted Express) and Central London (Victoria Line). Tottenham Retail Park is moments away with plenty of shops, restaurants and convenience stores. Regeneration is currently taking place in the area with the station and stadium under refurbishment and the proposed Crossrail 2 project passing through the station.

SECOND FLOOR



THIRD FLOOR



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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