46 Gascoigne Close, Tottenham

40% Shared ownership £126,000

46 Gascoigne Close, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Two Bedroom Flat
- Private Gated Development
- Allocated Parking Space
- Lease: 100 years +
- Fitted Kitchen & Showeroom
- Spacious Reception Room
- Two Double Bedrooms
- Communal Lift Access
- 0.4 Miles To White Hart Lane Overground Station
- EPC Rating : B

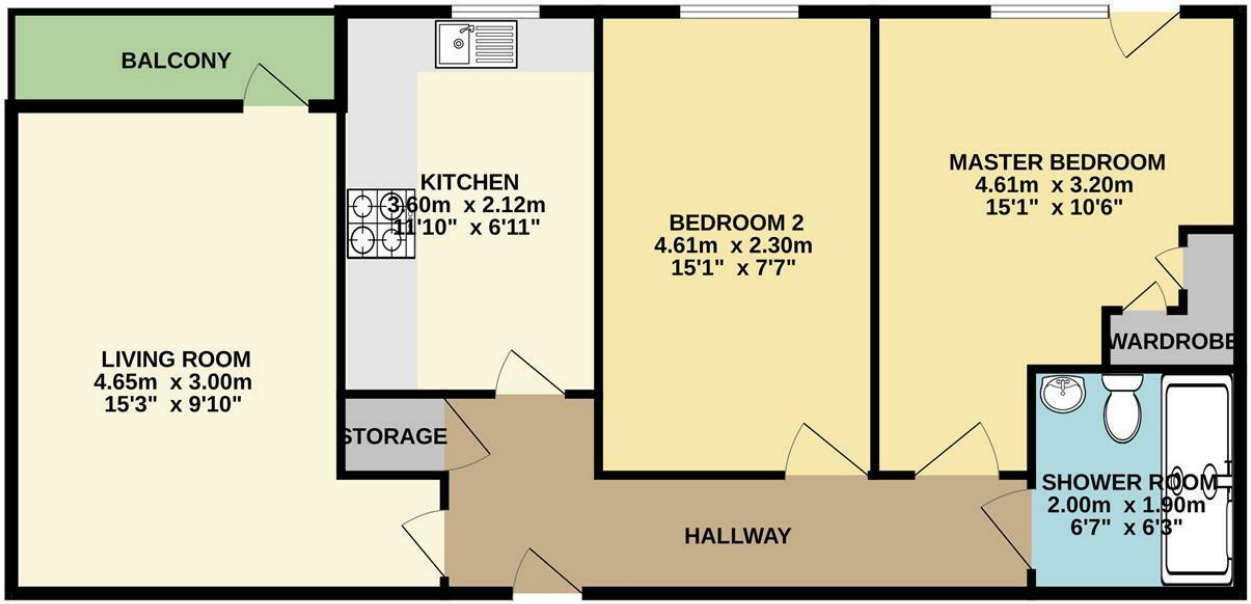
40% Shared Ownership

Kings Group are delighted to present this modern two bedroom private gated apartment situated on the first floor of this highly sought after development in a prime location minutes away from the regeneration currently taking place around Tottenham Football Stadium. The building has use of a lift, secure cycle parking and allocated parking. The property has been well maintained throughout and benefits a spacious light and airy lounge, private balcony overlooking communal grounds, fitted kitchen, two double bedrooms, three piece family shower room suite and spacious hallway with storage space.. This would be an ideal opportunity for a first time buyer or investor.

Located in the heart of Tottenham, the property is a short walking distance from White Hart Lane Station (overground), Bruce Grove (overground) and Tottenham Hale (underground and overground). It benefits from the regeneration currently taking place in the area. Mulberry Primary School is minutes away and the excellent bus and transport links provide 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.

A short distance away you can walk or cycle to the picturesque River Lea and nearby Markfield Recreational Ground offering plenty of open space. A stroll down the River Lea brings you to Springfield Park, a local nature reserve providing a tranquil environment. For evening entertainment nearby Stoke Newington or Tottenham Hale benefits from a wide array of restaurants, pubs, bars, cafes, you will find something to cater for every taste and occasion.

1ST FLOOR
62.0 sq.m. (667 sq.ft.) approx.



1ST FLOOR FLAT

TOTAL FLOOR AREA : 62.0 sq.m. (667 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.
Made with Metropix ©2023

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

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

RATED BY OUR CUSTOMERS
THE ESTAS ESTATE AGENT AWARDS 2015
GOLD WINNER
SOUTH EAST (HERTS & MIDDLESEX)
theestas.com

Zoopla.co.uk

primelocation.com

rightmove.co.uk
The UK's number one property website

The Property Ombudsman SALES

kings GROUP