



**22 Allington Avenue,  
Tottenham**

**£425,000 Freehold**



# 22 Allington Avenue, Tottenham

473 High Street, Tottenham, London,  
N17 6QA

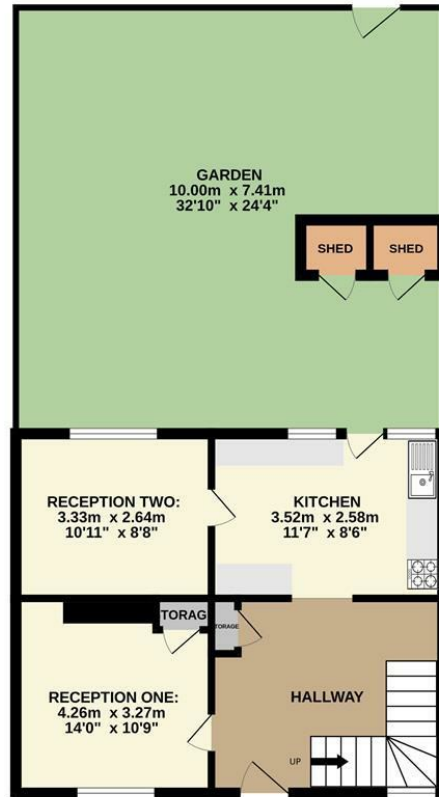
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- Three Bedroom House
- Two Reception Rooms
- Freehold
- In Need Of Modernisation
- Ample Storage Space
- Chain Free
- Double Bedrooms
- Excellent Location
- 0.3 Miles to White Hart Lane Station
- EPC Rating : C

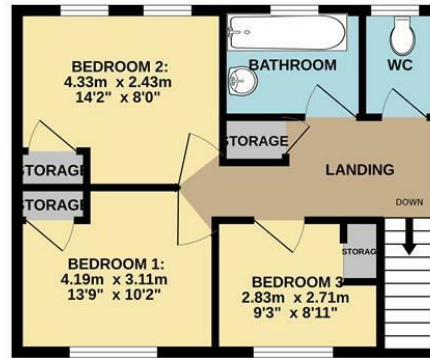
Kings Group are delighted to present this three bedroom house for sale minutes away from the regeneration taking place in the area. The property benefits from two spacious light and airy reception rooms, well sized fitted kitchen leading to a private rear garden with two sheds ideal storage space. The first boasts two double bedrooms, a single bedroom and a large two piece family bathroom suite with separate W/C. This would be an ideal opportunity for a first time buyer or family.

Situated in the heart of the regeneration, the property is 0.3 miles to White Hart Lane Station with trains going directly to Liverpool Street Station and excellent bus routes connecting Central London and the surrounding areas. The property is moments away from local schools, amenities and restaurants and there is further development with new shops being built alongside the stadium. The High Road West project proposes a new public square with new restaurants and shops creating new jobs and growth within the local area.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 83.0 sq.m. (893 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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