

**Edgecot Grove, London, N15 5HG**



**£375,000**

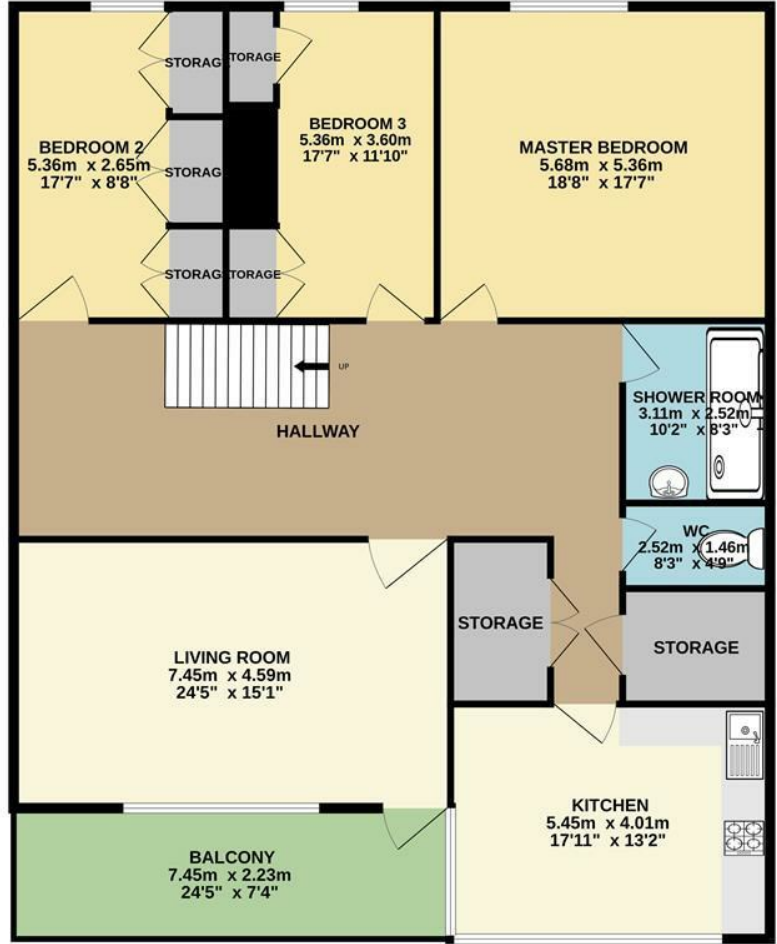
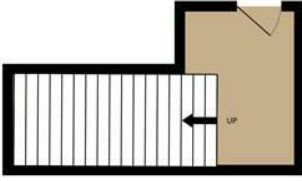
Kings Group are delighted to present this three bedroom flat located on the second floor in a sought after location. The property is in need of modernisation throughout and benefits from three double bedrooms, fitted kitchen, spacious light and airy living room leading to a private balcony, two-piece bathroom suite and separate w/c along with storage throughout. This would be an ideal opportunity for a first time buyer or investor.

Located on the borders of Tottenham and Wood Green, the property is 0.5 miles away from Seven Sisters Station which is on the Victoria Line and is served by bus routes accessing the local area and Central London. The property is well positioned for local schools and amenities, as well as a host of new restaurants, bars and shops. The Mall in Wood Green is a short distance away providing a shopping hub for local residents.



FIRST FLOOR

SECOND FLOOR



TOTAL FLOOR AREA : 71.0 sq.m. (764 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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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>			
(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 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Associated Offices in London, Essex and Hertfordshire  
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

