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473 High Street  
Tottenham N17 6QA  
Tel: 020 8801 2696

Armadale Close, London, N17 9PJ  
Offers In Excess Of £400,000

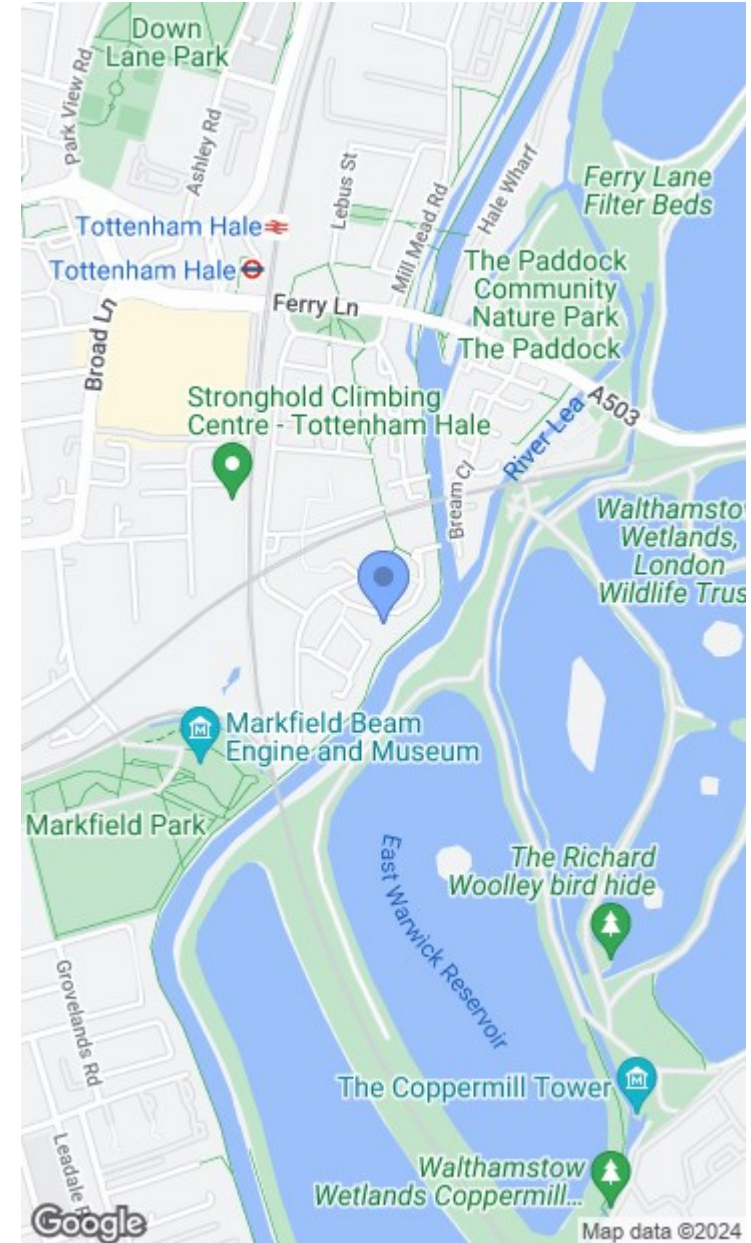


- Two Bedroom Maisonette
- Split Level
- Additional Study Room
- Balcony
- 0.7 Miles To Tottenham Hale Station

Kings Group are delighted to present this chain free, two bedroom split level maisonette on the second and third floor. The property is in need of modernisation throughout and benefits from a spacious light and airy lounge, fitted kitchen, two double bedrooms, three-piece family bathroom suite, ample storage space and stunning river views. This would be an ideal opportunity for a first time buyer or investor.

The property is situated alongside 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. Additional benefits consist of a wide array of restaurants, pubs, bars and cafes nearby Stoke Newington that will cater for every taste and occasion. The area is well served by public transport including excellent bus, tube, rail and road transport links, with Tottenham Hale (Victoria Line) and South Tottenham (London Overground) station both easily accessible.

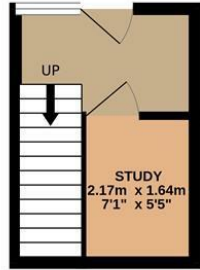
- Chain Free
- Stunning River Views
- In Need Of Modernization
- Sought After Location
- Energy Rating: D



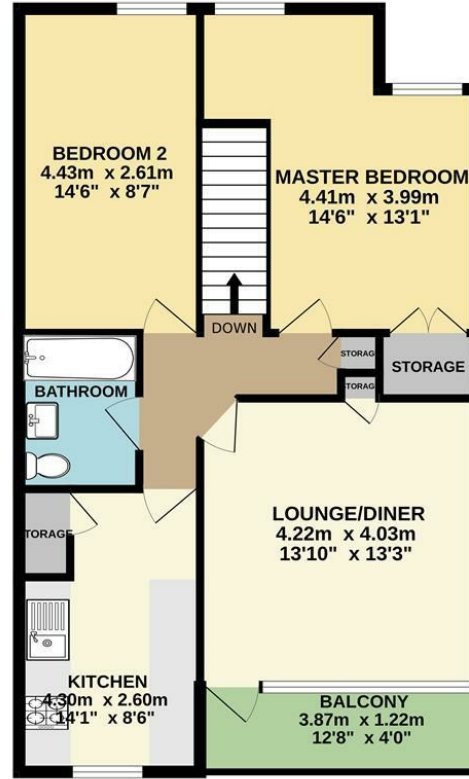




2ND FLOOR



3RD FLOOR



ARMADALE CLOSE, N17

TOTAL FLOOR AREA: 76.0 sq.m. (818 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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