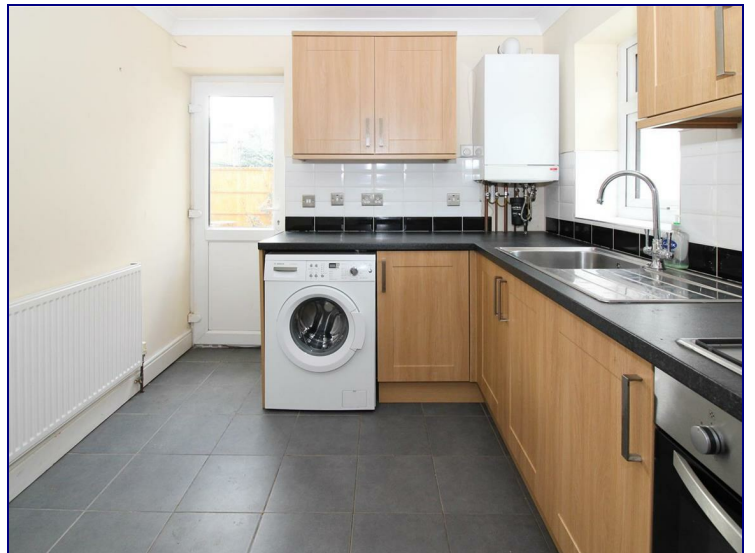


**Steele Road, London, N17 6YA**



**£350,000**

Kings Group are pleased to present this rare opportunity to purchase this one bedroom bungalow located in the heart of Tottenham. The recently refurbished property benefits from a light and airy living room, modern fitted kitchen / diner, double bedroom, three piece family bathroom suite and private south facing rear garden. This would be an ideal opportunity for a first time buyer, investor or if you are looking to downsize.

Located in the heart of Tottenham, the property is situated 0.7 miles from Seven Sisters Underground Station (Victoria Line and National Rail to Liverpool Street) and benefits from the regeneration currently taking place in the area. Bruce Grove Primary School is a short walking distance away and the excellent bus and transport links provides 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.







STEELE ROAD, N17  
 TOTAL APPROX. FLOOR AREA 48.1 SQ.M. (518 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<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

