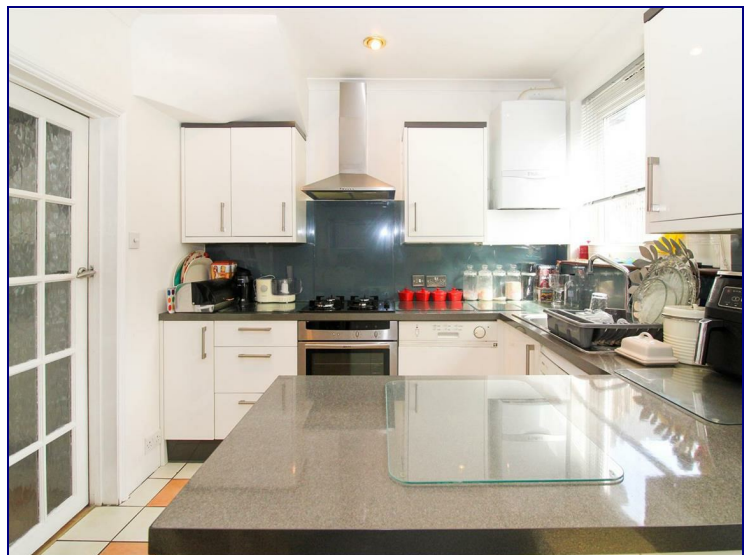
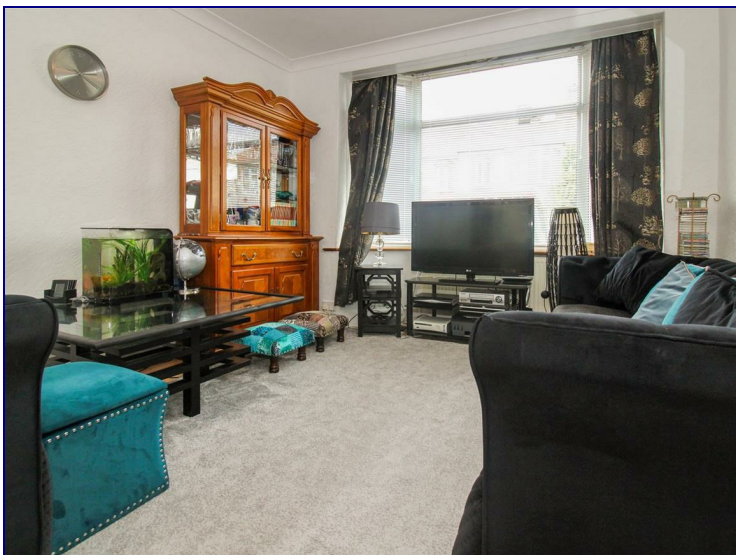


The Avenue, London, N17 6JL

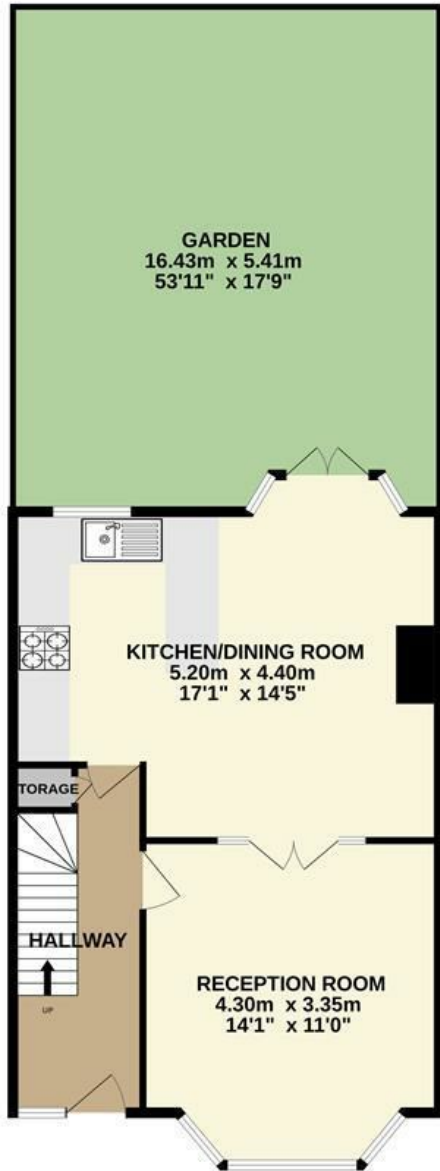


Guide Price £635,000

Kings Group are proud to present this three bedroom 1930's built terraced house situated on the borders of Tottenham and Wood Green. Minutes away from the sought after Downhills Park the property benefits from a spacious reception room, a large dining room, modern fitted kitchen and private south facing rear garden. Upstairs boasts three bedrooms and a three piece family bathroom suite. This would be an ideal opportunity as a family home or investment opportunity.

Located in the heart of Tottenham, the property is situated in the popular Downhills Park location 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 historic Bruce Castle Museum and Bruce Castle Park is a few minutes away and the property is moments away from local shops, amenities and schools.





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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

