

Argyle Road, London, N17 0BE

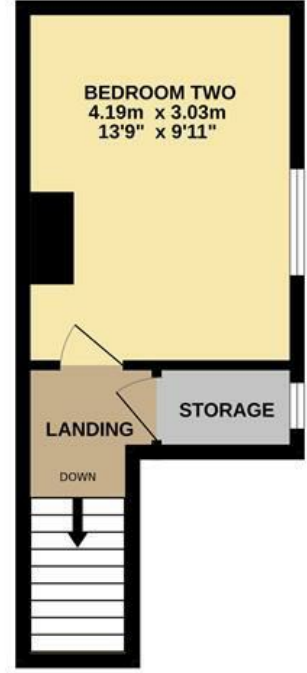
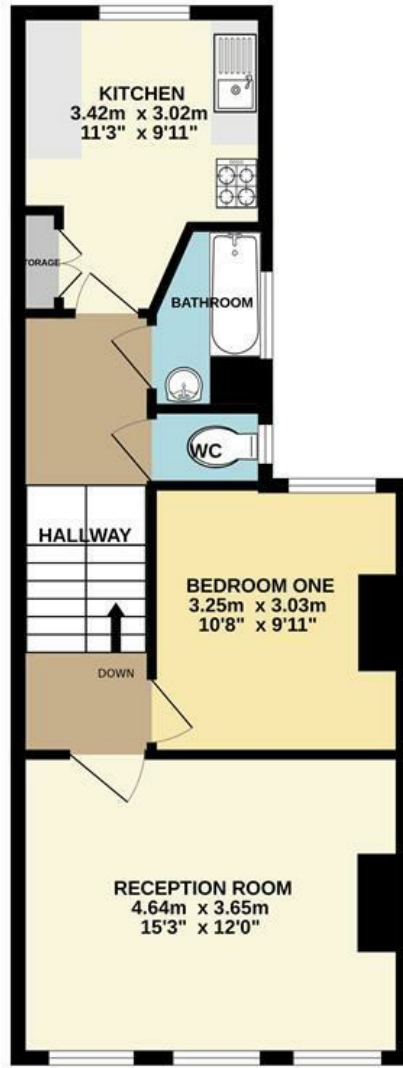
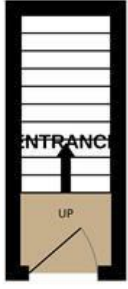


£385,000

Kings Group are pleased to present this two bedroom first floor flat located within the heart of the regeneration area. The property benefits from a large, spacious, light and airy reception room, fitted kitchen with dining space, a large double bedroom and a two piece family bathroom suite with separate w/c. The second floor consists of a large double bedroom and an additional storage room. This would be an ideal opportunity for a couple or an investor.

Located in the heart of Tottenham, the property is situated 0.6 miles away from Northumberland Park Station (Overground directly to Tottenham Hale Station and Liverpool Street Station) and benefits from the regeneration currently taking place in the area. Harris Academy 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.





TOP FLOOR FLAT

TOTAL FLOOR AREA : 66.0 sq.m. (710 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) 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		

