



**181 Farrant Avenue,
Tottenham**

**Guide Price £495,000
Freehold**



181 Farrant Avenue, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Two Bedroom House
- Through Lounge
- Modern Fitted kitchen
- Well Maintained Throughout
- Noel Park
- Conservation Area
- Large Rear Garden & Front Garden
- Excellent Location
- 0.6 Miles To Wood Green Underground Station (Piccadilly Line)
- EPC Rating : D

Don't miss out on the opportunity to own this wonderful property in a prime location. Embrace the potential and make this house your own slice of London paradise.

Kings Group are delighted to present this two bedroom period property located on Farrant Avenue. This delightful house boasts a spacious through lounge, perfect for entertaining guests or simply relaxing with your loved ones, a modern fitted kitchen and ground floor bathroom. The first floor consists of two double bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

Situated in the sought-after Noel Park conservation area, this property offers a fantastic opportunity for those looking to create their dream home. Well Maintained Throughout, this house provides a blank canvas for you to unleash your creativity and design a space that truly reflects your style and personality.

Conveniently located just 0.4 miles away from Wood Green Underground Station on the Piccadilly line, commuting to work or exploring the vibrant city of London couldn't be easier. Whether you fancy a shopping spree in the West End, a leisurely stroll in one of the nearby parks, or a cultural outing to one of the many museums, this property offers easy access to all that London has to offer.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 56.0 sq.m. (603 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 is given as to their operability or efficiency can be given.
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