

69a Northumberland Park, Tottenham

£325,000 Leasehold - Share of Freehold



## 69a Northumberland Park, Tottenham

473 High Street, Tottenham, London, N17 6QA

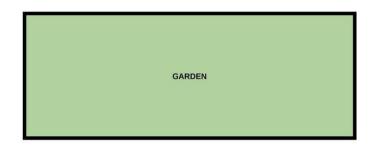
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- · Two Bedroom Maisonette
- · Share of Freehold
- First Floor
- Private Rear Garden
- Double Bedrooms
- · Separate Kitchen and Living Room
- Well Maintained
- Excellent Location
- · Minutes Away From White Hart Lane Station
- Awaiting EPC rating

Kings Group are delighted to present this two bedroom first floor maisonette benefitting from a share of the freehold with a private rear garden. The property has been well maintained throughout and benefits from a spacious light and airy living room, modern fitted kitchen, two double bedrooms, three-piece family bathroom suite and private rear garden. This would be an ideal opportunity for a first time buyer or investor.

Situated in the heart of the regeneration, the property is a few minutes walk to both White Hart Lane and Northumberland Park Station with trains going directly to Liverpool Street Station and excellent bus routes connecting the surrounding areas. It is also only minutes by train or bus to Tottenham Hale Station (Victoria Line and Stansted Express) with a fast connection to Central London. The property is moments away from local schools, amenities and restaurants and there is further development with new shops and delis being built alongside the stadium. The High Road West project proposes a new public square with new restaurants and shops creating new jobs and growth within the local area.

Council Tax Band B Lease - 900 Years Remaining Construction Type - Standard (Brick) Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low FIRST FLOOR FLAT 50.8 sq.m. (547 sq.ft.) approx.





TOTAL FLOOR AREA : 50.8 s.g.m. (547 s.g.ft.) approx.

Whist every attempt has been make to ensure the accuracy of the floorpian contained here, measurement of doors, windows, norms and any offer the same approximate and no responsibility is taken for any error entensianor or mis-statement. The plan is for illustratively propriets only and should be used as such by any emprecipient procuracy. The same to the responsibility of the filtering the any power and only particle procuracy. The as to to their operability of efficiency clan be given.







THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor





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