



**27 Scotland Green.,  
Tottenham**

**Guide Price £350,000  
Leasehold**





# 27 Scotland Green., Tottenham

473 High Street, Tottenham, London,  
N17 6QA

020 8801 2696  
[www.kings-group.net](http://www.kings-group.net)

- Two Bedroom Flat
- First Floor
- Immaculate Condition
- Private garden
- Balcony
- Fitted Kitchen
- Storage Space Throughout
- Excellent Location
- Minutes Away From Bruce Grove Station
- Awaiting EPC

and would be a great chance for anyone looking to move or invest into the area.

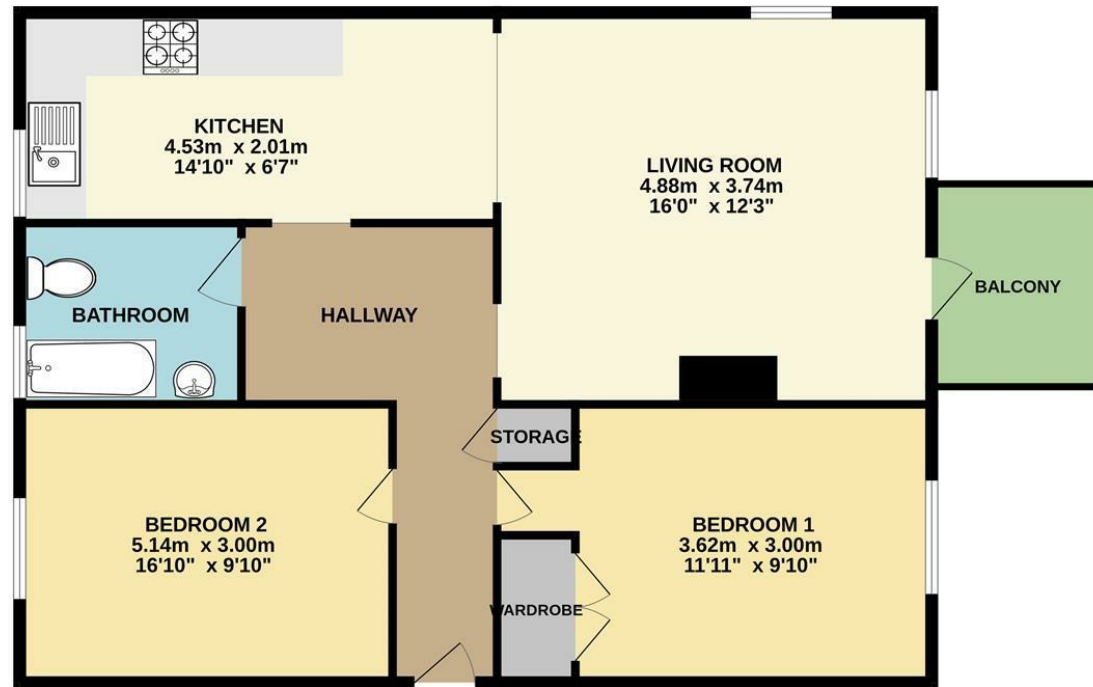
A short distance away you can walk or cycle to the picturesque River Lea and nearby Markfield Recreational Ground offering plenty of open space. A stroll down the River Lea brings you to Springfield Park, a local nature reserve providing a tranquil environment.

Kings Group are pleased to present this charming 2-bedroom flat situated in the heart of N17. This inviting home features generous living space complemented by an abundance of storage options, ensuring a clutter-free environment. The modern kitchen is perfect for culinary enthusiasts, while the spacious living area seamlessly connects to a private balcony, ideal for enjoying morning coffee or evening relaxation.

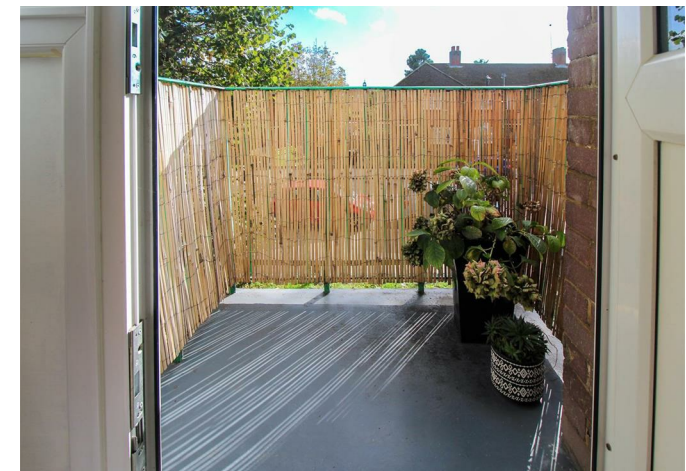
Step outside to your private garden, offering a tranquil escape amidst urban life—perfect for gardening, entertaining, or unwinding in the fresh air. Both bedrooms are well-sized, providing comfort and versatility for family, guests, or a home office.

Located in the heart of Tottenham, the property is a short walking distance from Bruce Grove (overground) and Tottenham Hale (underground and overground). It benefits from the regeneration currently taking place in the area. Mulberry Primary School is minutes away and the excellent bus and transport links provide easy access to the surrounding areas and Central London. The property is moments away from local shops, amenities and schools,

FIRST FLOOR  
60.0 sq.m. (646 sq.ft.) approx.



TOTAL FLOOR AREA: 60.0 sq.m. (646 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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