



**29 Academia Way,  
Tottenham**

**£165,000 Leasehold**



# 29 Academia Way, Tottenham

473 High Street, Tottenham, London,  
N17 6QA

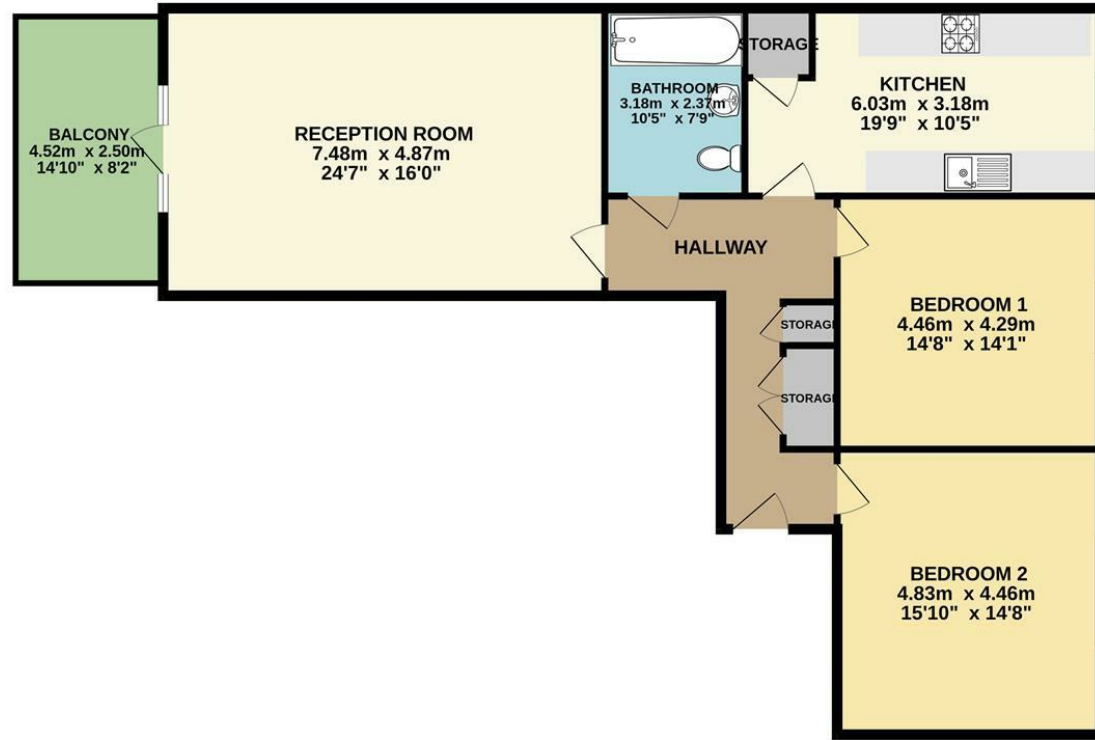
020 8801 2696  
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- Two Bedroom Flat
- Larger Than Average
- Well Maintained Throughout
- Purpose Built
- Allocated Parking Space
- Balcony
- Seperate Kitchen and Lounge
- Lease: 100+ Years
- Excellent Location
- Energy Rating: B

Kings Group are delighted to present this two bedroom larger than average purpose built flat located minutes away from the High Road West regeneration project. The property is situated on the first floor and boasts two double bedrooms, an allocated parking space, a spacious modern fitted kitchen separate to the light airy and dining/reception room, three-piece family bathroom suite, south facing balcony and ample storage space. This would be an ideal opportunity for an investor or first time buyers.

Situated in the heart of the regeneration, the property is 0.2 miles to White Hart Lane Station with trains going directly to Liverpool Street Station and excellent bus routes connecting Central London and the surrounding areas. The property is moments away from local schools, amenities and restaurants and there is further development with new shops 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.

SECOND FLOOR  
68.0 sq.m. (732 sq.ft.) approx.



TOTAL FLOOR AREA: 68.0 sq.m. (732 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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