



**Flat 17 Burleigh Court
Northumberland Park,
Tottenham**

**Guide Price £290,000
Leasehold - Share of
Freehold**



Flat 17 Burleigh Court Northumberland Park, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Two Bedroom Flat
- Split-Level
- Seperate Kitchen & Living Room
- Double Bedrooms
- Chain Free
- Secure Entry
- Long Lease
- Communal Garden
- 0.5 Miles To White Hart Lane Overground Station
- EPC Rating : C

Kings Group are delighted to present this spacious split-level flat, offering excellent potential for those looking to put their own stamp on a property. Ideally situated in Northumberland Park, Tottenham, this flat is set across the first and second floors of Burleigh Court.

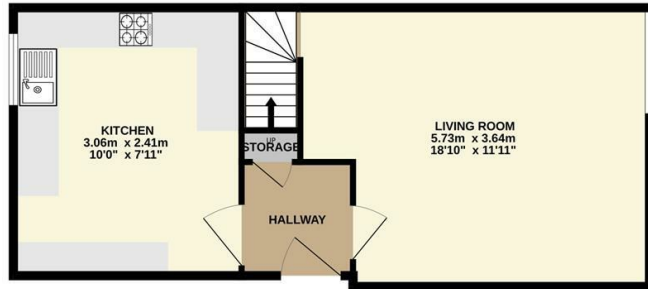
The property features a separate living room and a well-proportioned kitchen, which, although functional, offers great scope for modernisation. The kitchen currently provides a practical space for cooking and dining but could easily be transformed into a more contemporary setting. On the upper floor, you will find a three-piece bathroom, in need of some updating but offering solid foundations for refurbishment.

The flat also benefits from two good-sized bedrooms, each providing comfortable living space that can be easily adapted to suit your needs. While the property would benefit from some modernisation, it offers fantastic potential to create a stylish and comfortable home. The building features secure entry for added peace of mind, making this property an excellent opportunity for first-time buyers or investors seeking a project in a popular and

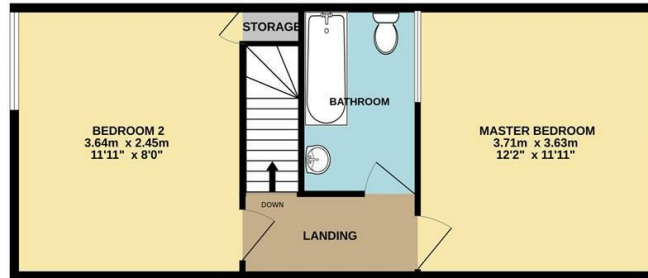
rapidly developing area.

Situated in the up-and-coming area of Northumberland Park, the flat is well-connected by public transport, with Northumberland Park Station just a short walk away, offering direct Overground services into central London. Tottenham's bustling high street is nearby, with a wide range of shops, restaurants, and amenities. Tottenham Hotspur Stadium and the surrounding developments further add to the area's appeal. Green spaces, including Markfield Park, are also within easy reach.

FIRST FLOOR



SECOND FLOOR



TOTAL FLOOR AREA : 62.0 sq.m. (667 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.

Made with Metropix ©2024



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



473 High Street, Tottenham, London,
N17 6QA

020 8801 2696

www.kings-group.net



Zoopla.co.uk



rightmove.co.uk
The UK's number one property website

