



**86 Compton Crescent.,  
Tottenham**

**Guide Price £575,000  
Freehold**



# 86 Compton Crescent., Tottenham

473 High Street, Tottenham, London,  
N17 6QA

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

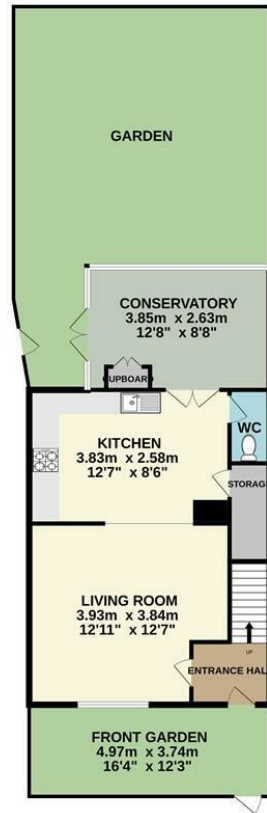
- Four Bedroom House
- Freehold
- Tunnel link (side access)
- Immaculate Condition
- Modern Fitted Kitchen
- Conservatory
- W/C Downstairs
- Excellent Location
- 0.9 Miles To White Hart Lane Overground Station
- EPC Rating : D

Kings Group are pleased to bring to the market this beautifully presented four bedroom tunnel link terraced house situated on the borders of Tottenham/Wood Green. The property benefits from a large cosy reception room, a modern fitted kitchen, a conservatory perfect to use as a separate dining space leading to a lovely private rear garden with a Patio and decking area. The first floor boasts three double bedrooms, three piece family shower room. The second floor consists of a spacious Master bedroom with en suite. This would be an ideal opportunity for a family or an investor.

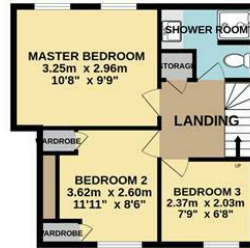
Located minutes away from the regeneration currently taking place, the property borders Tottenham and Haringey, conveniently located next to excellent transport links, the A10 dual carriageway, access to schools and local amenities. Devonshire Hill Nursery and Primary School is a short walk away and Woodside High School is minutes away. White Hart Lane Station is a short distance away with excellent bus routes allowing easy access to Central London and the surrounding areas. There is further development in the area with the renovation of the surrounding train stations and the completion of Tottenham Hotspur Football Club creating new jobs and opportunities.



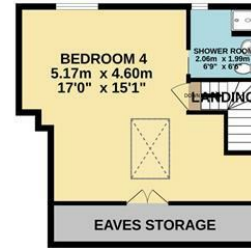
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA: 102.9 sq.m. (1108 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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