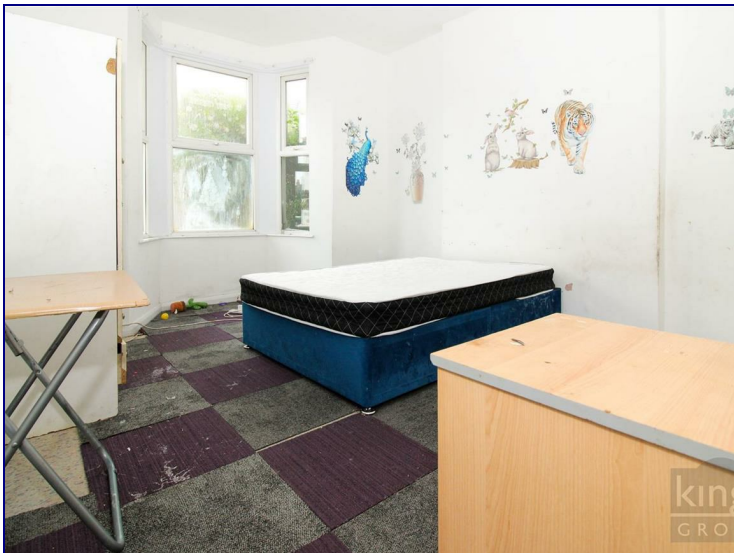


Baronet Road, London, N17 0LY



£275,000

Cash Buyers Only

Kings Group are pleased to present this spacious 2-bedroom ground floor flat, offering excellent potential for modernization. Situated in a popular residential area, this property is perfect for those looking to put their own stamp on a home. The flat boasts two generously sized double bedrooms, providing ample space for comfortable living. A large reception room with a bay window offers a bright and airy space for relaxation and entertaining. The property also includes a three-piece family bathroom and a fitted kitchen, both of which would benefit from modernisation. The property further benefits from a private rear garden.

Located moments away from the regeneration taking place in Tottenham and the surrounding areas with the property central to White Hart Lane, Bruce Grove and Northumberland Park stations situated approximately 0.6 miles away. The property is a short walking distance away from the excellent bus and transport links providing easy access to the surrounding areas and Central London. The property is conveniently located close to local shops, amenities and schools, and would be a great chance for anyone looking to move or invest into the area.



GROUND 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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

