



**44 Greyhound Road,  
Tottenham**

**Guide Price £575,000  
Freehold**





# 44 Greyhound Road, Tottenham

473 High Street, Tottenham, London,  
N17 6QA

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

- Three Bedroom House
- Period Property
- Two Reception Rooms
- Dining Room
- Chain Free
- Double Bedrooms
- In Need Of Modernisation
- Excellent Location
- 0.8 Miles To Seven Sisters Station
- EPC Rating : D

Kings Group are excited to present this three-bedroom period home for sale, ideally located in a highly sought-after area. The property is in need of modernisation throughout and features two bright and spacious reception rooms, a generously sized dining room leading to a fitted kitchen, and a private rear garden. The first floor offers three well-proportioned double bedrooms and a three piece family bathroom. This would make an excellent opportunity for both families and investors alike.

Nestled in the heart of Tottenham, the property is situated in the desirable Downhills Park and Philip Lane area, which is currently benefiting from ongoing regeneration. Bruce Grove Primary School and Harris Primary Academy are both within walking distance, and excellent bus and transport links provide easy access to surrounding areas and Central London. The historic Bruce Castle Museum and Bruce Castle Park are just minutes away, and the property is moments from local shops, amenities, and schools. Seven Sisters Station (Victoria Line) is just 0.9 miles away, offering regular services into Central London and Liverpool Street.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 109.0 sq.m. (1173 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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