



**23 Warren Court, High
Cross Road, London.,
Tottenham**

**Guide Price £200,000
Leasehold**



23 Warren Court, High Cross Road, London., Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- One Bedroom Flat
- Fourth Floor
- Chain Free
- Double Bedroom
- Well Maintained Throughout
- Fitted Kitchen
- Lift Access
- Excellent Location
- Minutes Away from Tottenham Hale Station
- EPC Rating : C

Ground offering plenty of open space. A stroll down the River Lea brings you to Springfield Park, a local nature reserve providing a tranquil environment. For evening entertainment nearby Stoke Newington benefits from a wide array of restaurants, pubs, bars, cafes, you will find something to cater for every taste and occasion.

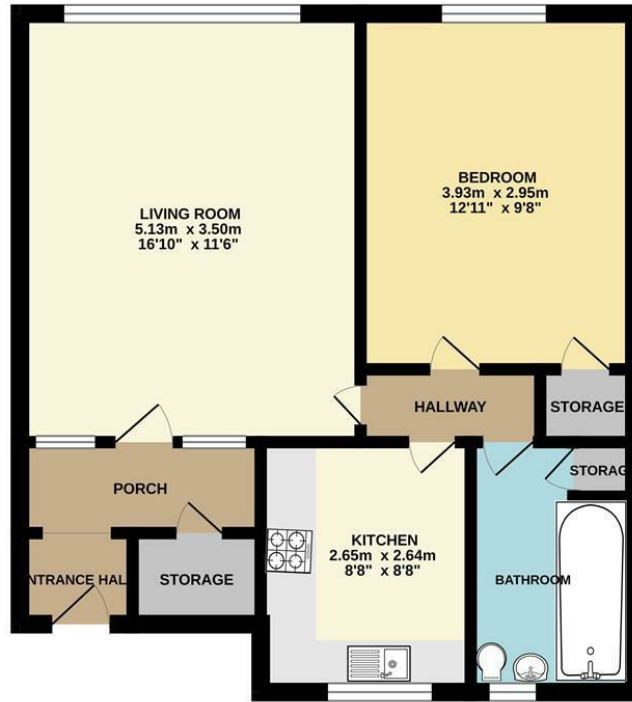
CASH BUYERS ONLY !

Kings Group are pleased to offer this spacious one-bedroom fourth-floor flat, ideally situated just minutes from Tottenham Hale Station. The property boasts a larger-than-average layout, featuring a well-equipped kitchen, a separate, generously sized lounge with dining area, a double bedroom, and a three-piece family bathroom. Additional benefits include ample storage throughout and convenient lift access. This property presents an excellent opportunity for both first-time buyers and investors alike.

The property is a short walk away from an array of retail outlets such as Tesco, Tottenham Retail Park as well as many established local businesses to cater for every day necessities. The area is well served by public transport including excellent bus, tube, rail and road transport links, with Tottenham Hale and Seven Sisters stations (Victoria Line, London Overground and Stansted Express) both easily accessible.

The property is situated minutes away from the picturesque River Lea and nearby Markfield Recreational

FOURTH FLOOR
51.0 sq.m. (549 sq.ft.) approx.



TOTAL FLOOR AREA: 51.0 sq.m. (549 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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