



**137, First & Second Floor
Flat Philip Lane,
Tottenham**

**Guide Price £450,000
Leasehold - Share of
Freehold**



137, First & Second Floor Flat Philip Lane, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Two Bedroom Flat
- Split-Level
- First & Second Floor
- Immaculate Condition
- Share Of Freehold
- Double Bedrooms
- Storage Space Throughout
- Excellent Location
- 0.6 Miles To Seven Sisters Underground Station
- EPC Rating : C

Kings Group are delighted to present this beautifully maintained two-bedroom split-level flat, ideally located just moments from Seven Sisters Station.

Offered in immaculate condition throughout, this stylish home features a bright and spacious living area, a modern fitted kitchen, along with a contemporary three-piece family bathroom. The property boasts two generously sized double bedrooms and benefits from ample built-in storage, making it a perfect choice for first-time buyers or savvy investors alike.

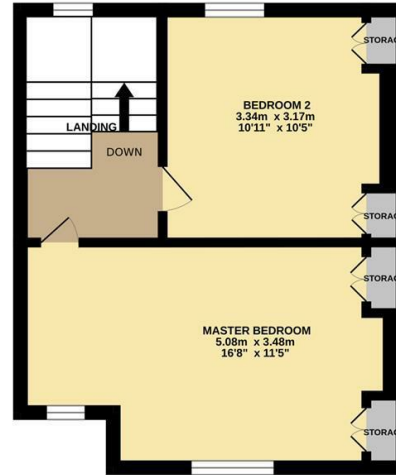
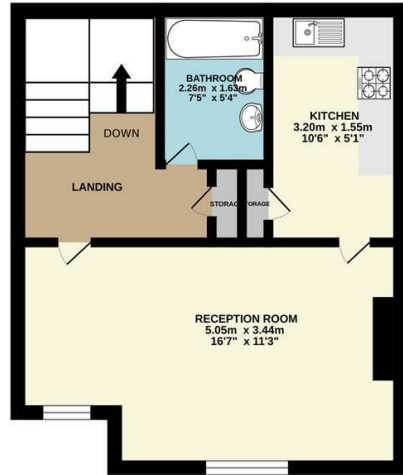
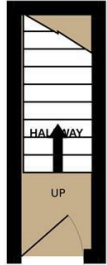
Positioned in the vibrant heart of Tottenham, the flat enjoys close proximity to local attractions including Tottenham Green Leisure Centre and the convenience of Seven Sisters Station, offering National Rail and Victoria Line services for swift access to Central London and beyond.

The area is well-served by excellent bus and transport links, and residents will find a variety of local shops, cafés, and everyday amenities right on their doorstep. A number of reputable schools and colleges are nearby, and Tottenham Retail Park – offering a selection of restaurants and popular high street stores – is just a short drive away.

GROUND FLOOR

1ST FLOOR

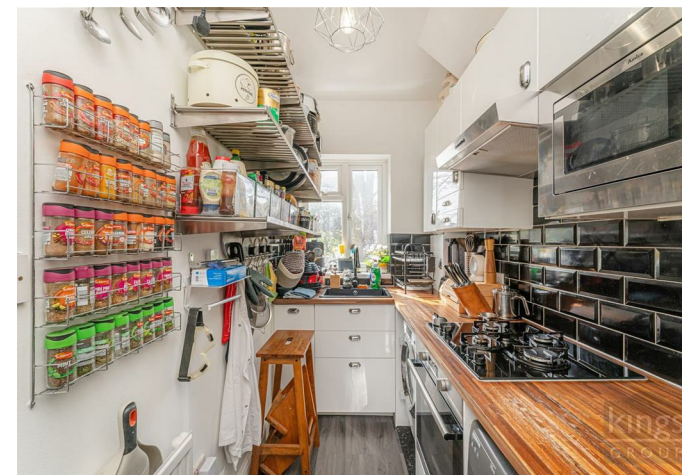
2ND FLOOR



TOTAL FLOOR AREA : 71.0 sq.m. (764 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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