



**76 Armadale Close.,
Tottenham**

**Guide Price £425,000
Leasehold**



76 Armadale Close., Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Two Bedroom Flat
- First Floor
- Stunning River Views
- Immaculate Condition Throughout
- Balcony
- Master Bedroom With En Suite
- Open Plan
- Sought After Location
- Minutes Away from Tottenham Hale Station
- EPC Rating : C

Kings Group is thrilled to present this exceptional two-bedroom, two bathroom flat, offering breath-taking views of the River Lea and finished to an immaculate standard throughout.

Set within a sought-after riverside location, this beautifully presented home features a bright and spacious open-plan living area, seamlessly integrating a stylish fitted kitchen — perfect for entertaining or relaxing in comfort. Both bedrooms are generously sized doubles, with the master benefiting from a luxurious en-suite bathroom complete with a full-sized bathtub. A contemporary three-piece shower room and ample built-in storage further enhance the practicality of this superb home.

Ideal for first-time buyers or savvy investors, this property combines elegant modern living with scenic tranquillity. Nestled alongside the picturesque River Lea and just moments from the green open spaces of Markfield Park, you'll enjoy peaceful riverside walks and access to Springfield Park, a local nature reserve ideal for unwinding.

The vibrant social scene of nearby Stoke Newington offers

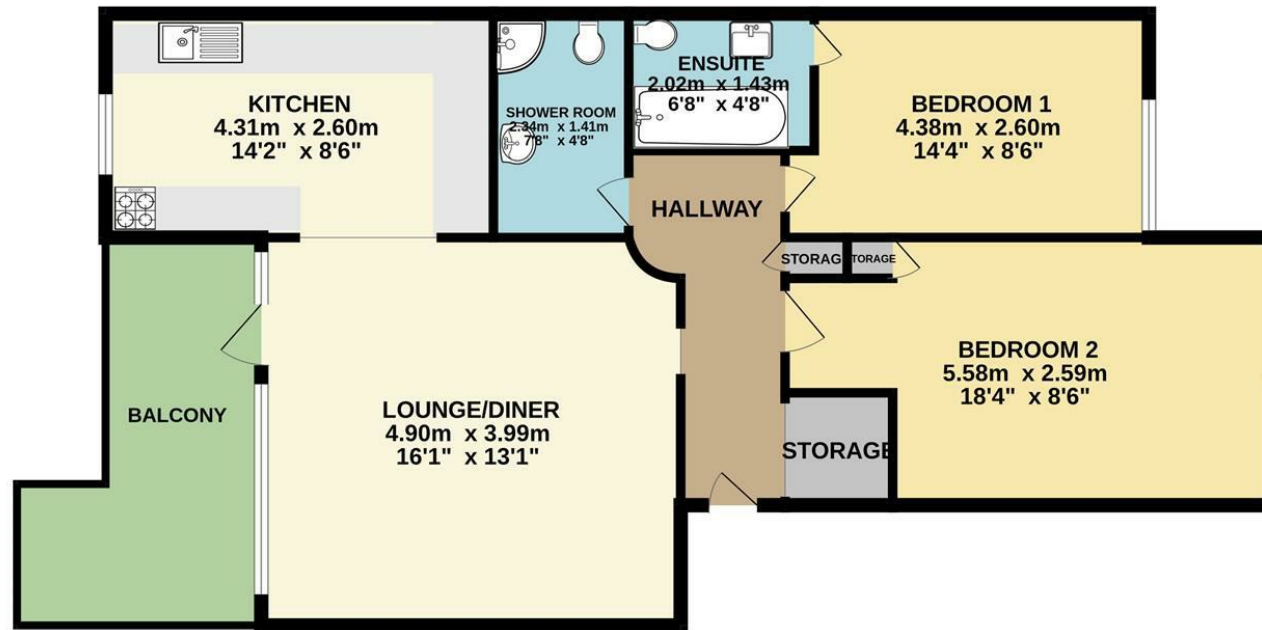
a rich selection of restaurants, cafes, pubs, and bars — ensuring there's something for every taste and occasion just a short distance away.

Don't miss this rare opportunity to secure a stylish riverside home in one of North London's most desirable locations.

Conveniently located, Armadale Close offers easy access to Stamford Hill, Tottenham Hale, and Seven Sisters — all just a short walk or drive away. Residents benefit from a wide range of shopping options including Tesco, Asda and Tottenham Hale Retail Park, along with a variety of established local businesses that cater to all your daily needs.

The area boasts excellent transport links, with Seven Sisters (Victoria Line) and South Tottenham (Overground) stations nearby, offering fast access to Central London. A wide network of bus and road routes further enhances connectivity, making commuting simple and convenient.

FIRST FLOOR 69.0 sq.m. (743 sq.ft.) approx.



TOTAL FLOOR AREA : 69.0 sq.m. (743 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 ©2025



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor



473 High Street, Tottenham, London,
N17 6QA

020 8801 2696

www.kings-group.net



Zoopla.co.uk



rightmove.co.uk
The UK's number one property website



**The Property
Ombudsman
SALES**

