

## Hamilton Close, London, N17 9EG



**£290,000**

Kings Group are proud to present this immaculate one-bedroom first-floor flat, ideally situated in a quiet cul-de-sac just minutes from Tottenham Hale Station. Beautifully presented throughout, this stylish home features a bright and spacious lounge that opens onto a private balcony, perfect for relaxing or entertaining. The modern fitted kitchen is sleek and practical, complemented by a generous double bedroom and a contemporary three-piece bathroom. Further benefits include three large storage cupboards, offering exceptional storage space rarely found in similar properties. This property presents an outstanding opportunity for first-time buyers, couples, or investors alike.

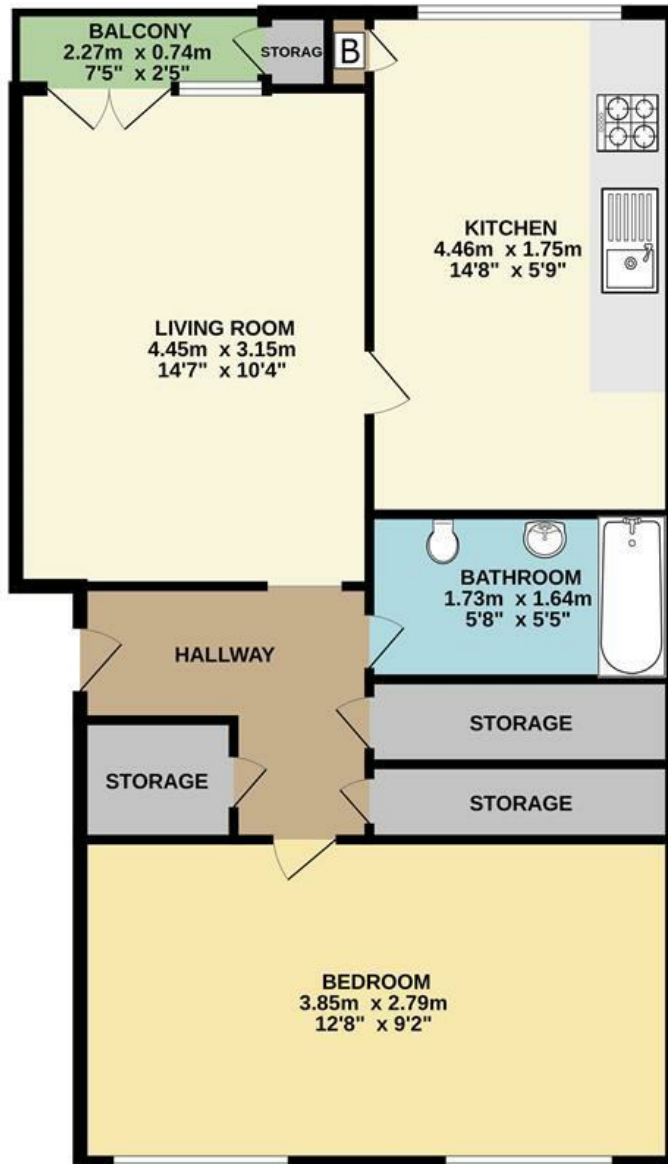
Ideally positioned just a short walk from Tottenham Hale Station, offering fast and convenient access to Central London via the Victoria Line, National Rail and Stansted Express. Residents benefit from close proximity to Tottenham Hale Retail Park, providing a wide selection of shops, supermarkets, and dining options. For outdoor leisure, Down Lane Park is moments away, offering green open space, children's play areas, and sports facilities.

The area continues to thrive, with ongoing regeneration projects improving transport links, public spaces, and the local high street—while retaining its vibrant community atmosphere and access to traditional food markets





FIRST FLOOR  
46.0 sq.m. (495 sq.ft.) approx.



TOTAL FLOOR AREA : 46.0 sq.m. (495 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



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