



**46 Hamilton Close,
Tottenham**

£270,000 Leasehold



46 Hamilton Close, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- One Bedroom Flat
- First Floor
- Chain Free
- Immaculate Condition
- Quiet Cul-De-Sac
- Balcony
- Storage Spaces throughout
- Excellent Location
- 0.4 Miles To Tottenham Hale Station
- EPC Rating : C

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.

Council Tax Band B
Lease - 102 Years Remaining
Service Charge - £1,080.00 Per Annum, Approx. £90 Per Month

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.

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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