



**87 Sperling Road,
Tottenham**

£635,000 Freehold



87 Sperling Road, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Four Bedroom House
- Period Property
- Bay Windows
- Two Reception Rooms
- South Facing Garden
- Ground Floor W/C
- Double Bedrooms
- Excellent Location
- Minutes Away From Bruce Grove Overground Station
- EPC Rating : D

offering a fantastic opportunity for both homeowners and investors.

Early viewing is highly recommended to fully appreciate the potential of this beautiful home.

Council Tax Band D

Construction Type - Standard (brick)

Flood Risk - Rivers & Seas: Very Low, Surface Water:
Very Low

Kings Group are delighted to present this charming four-bedroom period home, ideally located just moments from Bruce Grove Overground Station. Set in the heart of Tottenham, this spacious property offers a perfect blend of character and functionality, making it an ideal choice for families or investors alike. The ground floor boasts a generous bay-fronted lounge with a feature fireplace, a separate second reception room with direct access to a private, south-facing rear garden, a convenient ground floor W/C and shower suite, and a well-appointed fitted kitchen complete with a bay window and ample space for dining. Upstairs, the home continues to impress with three bright and airy double bedrooms—including one with a beautiful bay window—plus a comfortable single bedroom, perfect as a guest room or home office. A modern three-piece family bathroom suite completes the upper floor.

Located just 0.3 miles from Bruce Grove Overground Station, the property benefits from excellent transport links into Central London and the surrounding areas. It's also within walking distance of Bruce Grove Primary School, local shops, amenities, and green spaces. The ongoing regeneration of the area further enhances its appeal,



Sperling Road, N17

Approximate Gross Internal Floor Area : 97.03 sq m / 1044.42 sq ft
(Excluding Shed)

Shed Area : 7.30 sq m / 78.57 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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



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