

**Vicarage Road, London, N17 0BH**



**£350,000**

Kings Group are pleased to present this beautifully maintained two-bedroom, first-floor period conversion, ideally located just minutes from the iconic new Tottenham Hotspur Stadium. This immaculate property boasts original features throughout, offering a perfect blend of charm and modern convenience. Accommodation includes two generously sized double bedrooms, a stylish fitted kitchen, and a contemporary three-piece family bathroom. An ideal purchase for first-time buyers or investors, the home is set in the heart of a vibrant and rapidly regenerating area.

Located just 0.5 miles from White Hart Lane Station, with direct links to Liverpool Street, and offering excellent bus connections to Seven Sisters (Victoria Line, Zone 3) and Central London, the property is exceptionally well-connected. The area also benefits from a range of local schools, amenities, and an exciting mix of new restaurants, shops, and bars. With ongoing regeneration projects such as the High Road West development—which includes plans for a new public square, retail spaces, and job opportunities—this is a fantastic opportunity to invest in a thriving community with strong future growth potential.



FIRST FLOOR  
59.0 sq.m. (635 sq.ft.) approx.



TOTAL FLOOR AREA: 59.0 sq.m. (635 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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