

Scotland Green, London, N17 9GT



£325,000

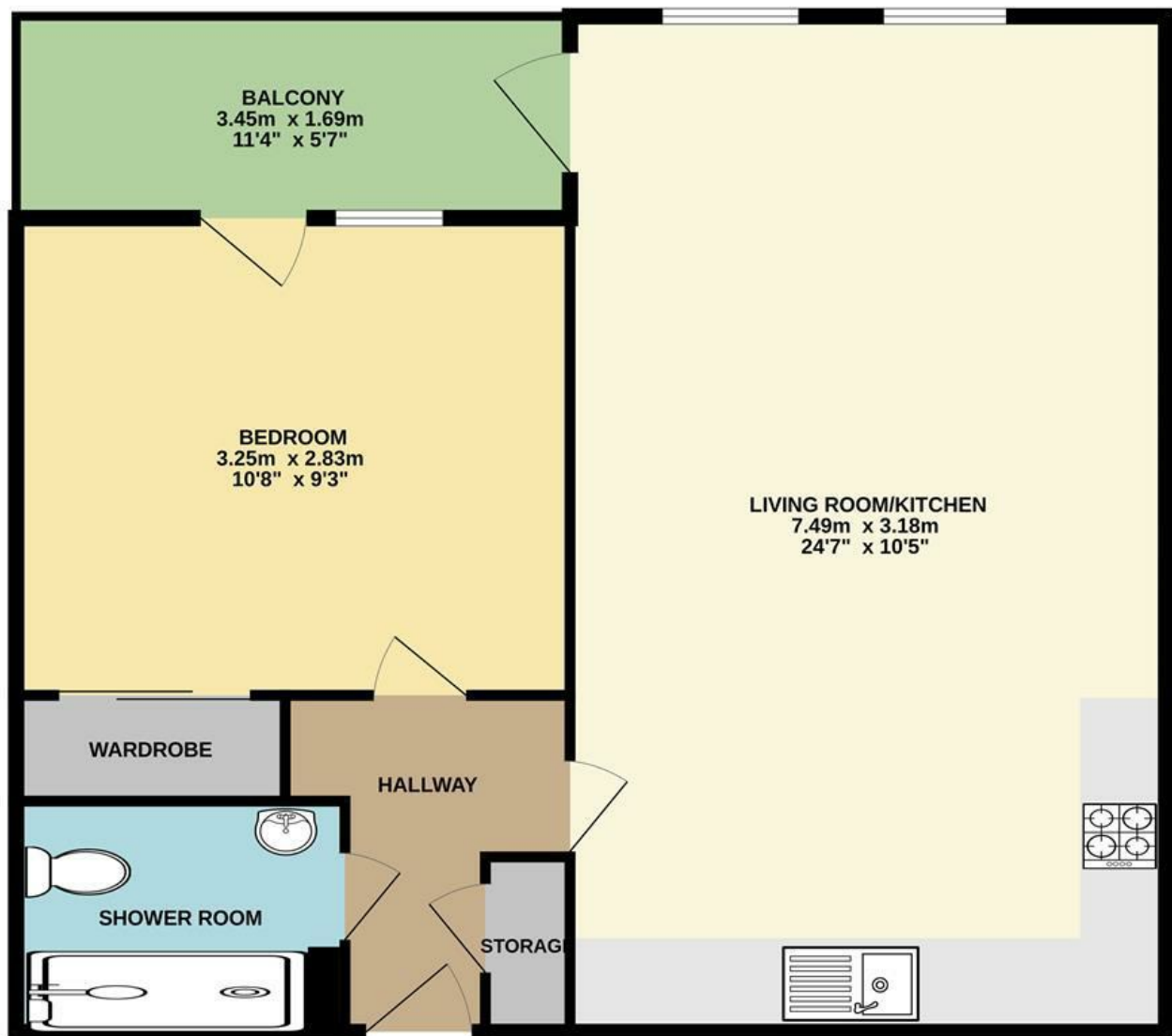
Kings Group are delighted to present this stunning one-bedroom apartment, set within a modern purpose-built development in the heart of Tottenham. Immaculately presented throughout, this beautifully maintained home features a spacious, light-filled open-plan lounge and dining area, complemented by a sleek, modern fitted kitchen. A standout feature is the private balcony, which can be accessed directly from both the living room and the double bedroom – perfect for relaxing or entertaining. The property boasts a generous double bedroom with built-in wardrobes, a stylish family shower room, and excellent storage options throughout. Residents also benefit from access to a beautifully maintained communal garden and secure bicycle storage.

Location is everything – and this property delivers. Just a short walk from Bruce Grove (Overground) and Tottenham Hale (Underground & Overground), the apartment offers easy and fast connections to Central London and beyond. The area is currently undergoing significant regeneration, enhancing its appeal to homeowners and investors alike. Local amenities are plentiful, with shops, cafes, and schools – including Mulberry Primary School – just moments away. Excellent bus and transport links



SECOND FLOOR

45.0 sq.m. (484 sq.ft.) approx.



TOTAL FLOOR AREA : 45.0 sq.m. (484 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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