



**Flat 40 St Andrews Court
Scotland Green,
Tottenham**

£325,000 Leasehold



Flat 40 St Andrews Court Scotland Green, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- One Bedroom Apartment
- Second Floor
- Modern Development
- Double Bedroom
- Immaculate Condition Throughout
- Private Balcony
- Video Intercom Entry System
- Excellent Location
- Minutes away from Bruce Grove Station
- EPC Rating : B

Mulberry Primary School – just moments away. Excellent bus and transport links make getting around simple and efficient.

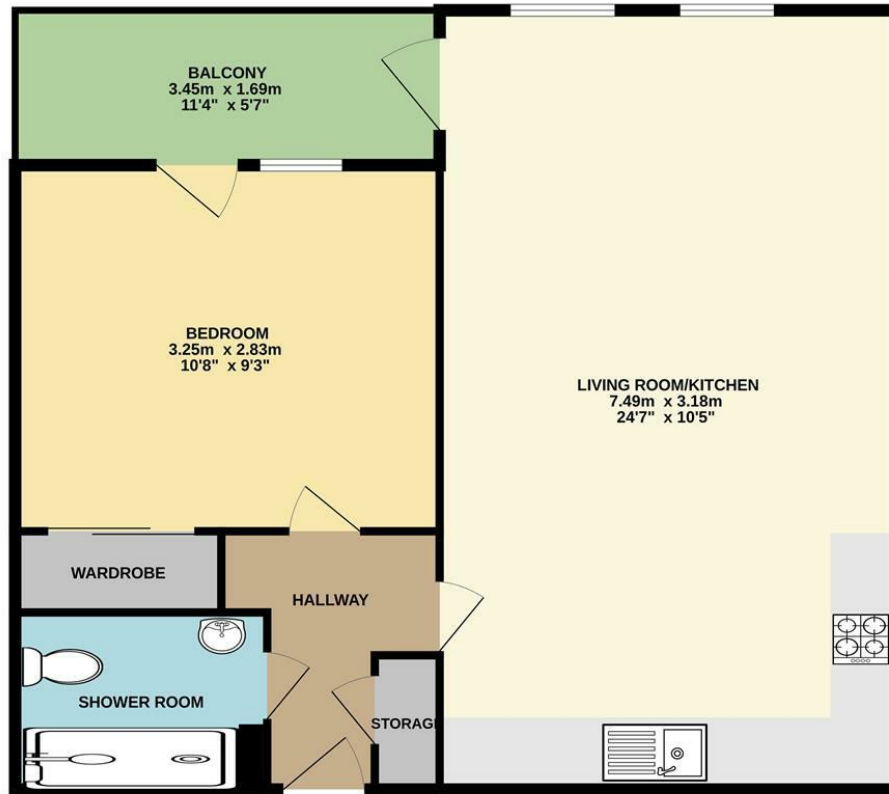
For lovers of green space, the picturesque River Lea and Markfield Park are just a short walk or cycle away, offering plenty of open areas to enjoy. A scenic walk along the River Lea also leads to Springfield Park, a peaceful local nature reserve ideal for weekend relaxation.

Whether you're a first-time buyer, downsizer, or investor, this exceptional property offers style, space, and convenience in one of North London's most up-and-coming areas. Early viewing is highly recommended.

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

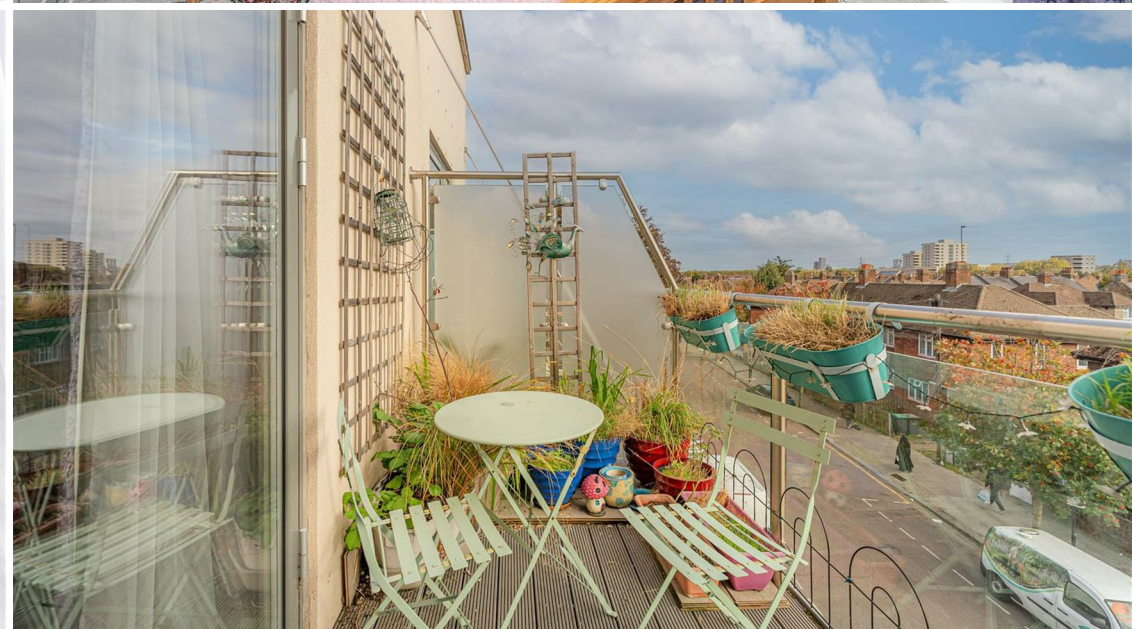
SECOND FLOOR
45.0 sq.m. (484 sq.ft.) approx.



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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