



**57 Ladysmith Road,
Tottenham**

**Offers In Excess Of
£550,000 Freehold**



57 Ladysmith Road, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

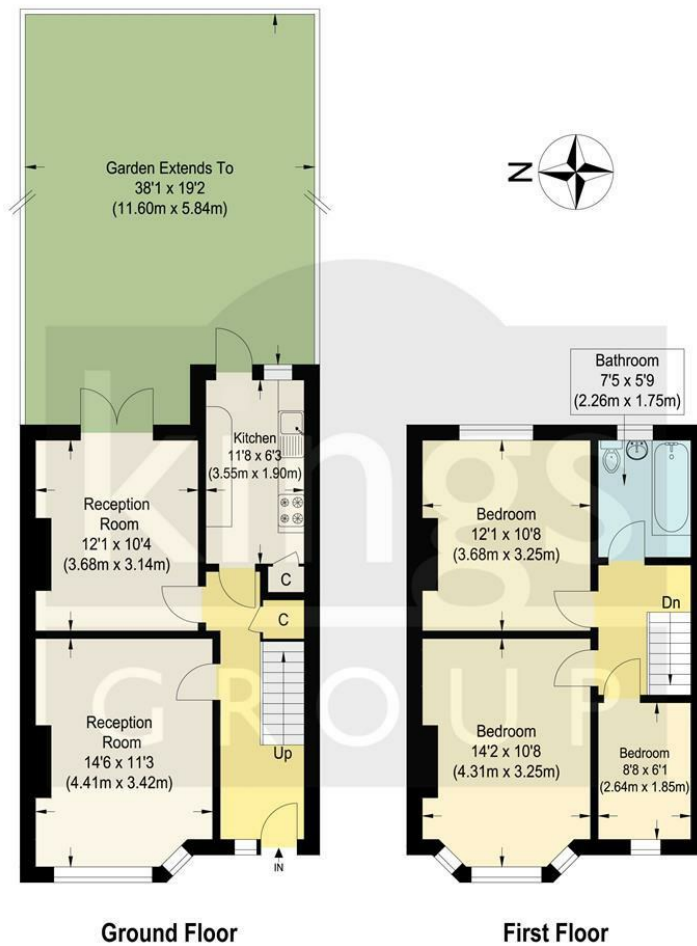
- Three Bedroom House
- 1930s Period Property
- Chain Free
- Two Reception Rooms
- Double Bedrooms
- Well Maintained Throughout
- First Floor Bathroom
- Excellent Location
- Minutes Away From Tottenham Hale Station
- EPC Rating : C

Kings Group are delighted to present this well-maintained three-bedroom 1930s period home, ideally located just a short walk from Tottenham Hale Station..

This charming property offers two spacious and naturally bright reception rooms, a fully fitted kitchen, and a private rear garden—perfect for relaxing or entertaining. Upstairs, the first floor comprises two generously sized double bedrooms, a third single bedroom, and a three-piece family bathroom suite. With its well-kept interiors and thoughtful layout, this home presents an excellent opportunity for investors.

Perfectly positioned for commuters, the home is just a short walk from Tottenham Hale's train and bus stations. Residents benefit from direct and speedy connections to Stratford and Liverpool Street via the Overground, as well as Stansted Airport (via the Stansted Express) and Central London on the Victoria Line—all reachable within minutes.

Tottenham Retail Park is close by, offering a variety of shops, restaurants, and everyday conveniences. The area is also undergoing significant regeneration, including upgrades to the station and nearby stadium.



Approximate Gross Internal Floor Area : 84.80 sq m / 912.77 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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