



**35 Shobden Road.,
Tottenham**

£425,000 Freehold



- Two Bedroom House
- Reception Room & Lounge
- In Need Of Modernisation Throughout
- Two Double Bedrooms
- Freehold
- Ground Floor Bathroom
- Private Rear Garden
- Tower Gardens Area
- Excellent Location
- EPC Rating : D

growth potential to the area.

Council Tax Band C
Construction Type - Standard (brick)
Flood Risk - Rivers & Seas: Low, Surface Water: Very Low

Kings Group are pleased to present this two-bedroom period terraced house, situated within the sought-after Tower Gardens Conservation Area of Tottenham and offering excellent scope for modernisation throughout. The property comprises a spacious living room, a separate lounge leading through to the kitchen, a three-piece family bathroom suite, and a private rear garden. The first floor features two well-proportioned double bedrooms. This home presents a fantastic opportunity for first-time buyers looking to add value, as well as investors seeking a promising project.

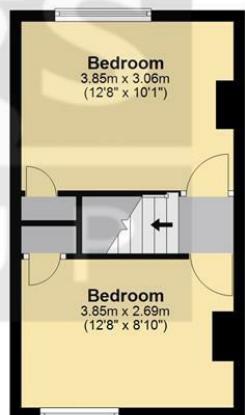
Ideally located within the popular Tower Gardens area, the property benefits from excellent transport links, reputable local schools, and a wide range of amenities nearby. Turnpike Lane and Wood Green Underground stations (both on the Piccadilly Line) are within easy reach, along with numerous bus routes providing direct access to Central London and surrounding areas. The location continues to benefit from ongoing regeneration, including upgrades to nearby train stations and the completion of the Tottenham Hotspur Stadium, bringing significant investment, employment opportunities, and long-term



Ground Floor



First Floor



Total area: approx. 67.1 sq. metres (722.6 sq. feet)

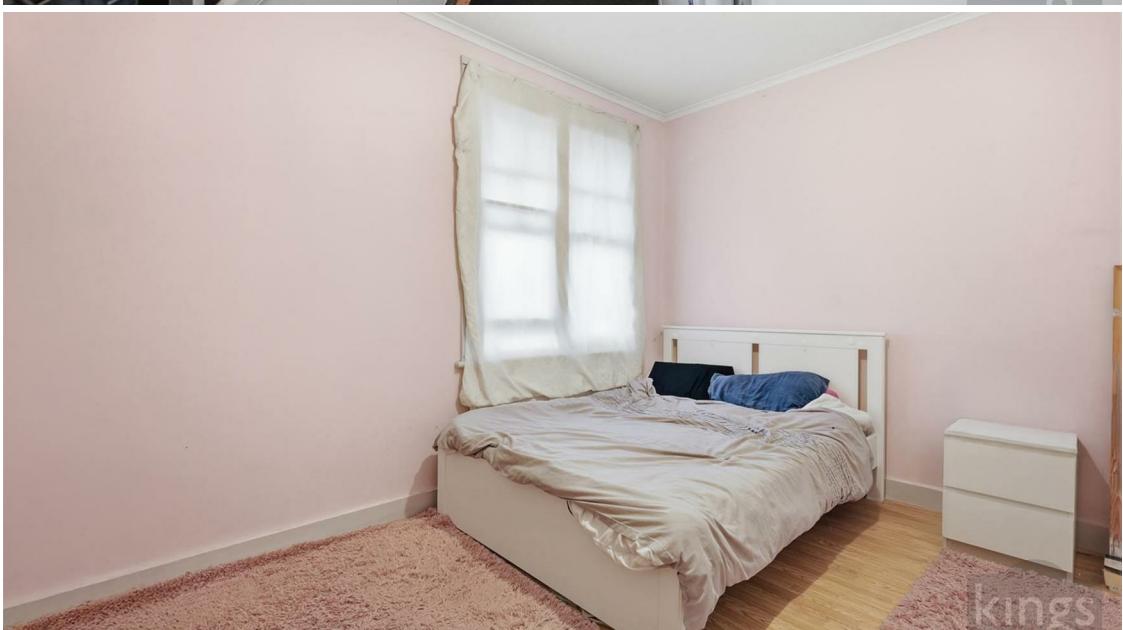
All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Shobden Rd



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