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473 High Street  
Tottenham N17 6QA  
Tel: 020 8801 2696

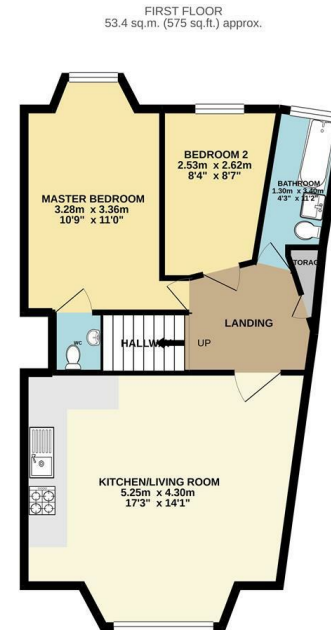
**Woodside Gardens, London, N17 6UY**  
**Offers In Excess Of £300,000**

Kings Group are pleased to present this two bedroom first floor period conversion with the share of freehold, for sale on a chain free basis. The property has been well maintained throughout and benefits from a spacious light and airy open plan living room with a fitted kitchen, two double bedrooms and a three piece family bathroom suite. This would be an ideal opportunity for a first time buyer or an investor.

Located in the heart of Tottenham, the property is minutes away from Bruce Grove Overground Station and benefits from the regeneration currently taking place in the area. The excellent bus and transport links provides easy access to the surrounding areas and Central London. The property is situated along a historic strip of buildings with Bruce Castle Museum and Bruce Castle Park located at the end of the road. Bruce Grove Primary School is conveniently located only 0.2 miles and there is an array of local shops, restaurants, cafes and amenities.

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	



TOTAL FLOOR AREA: 53.4 sq.m. (575 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, walls 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 treated as such by any prospective purchaser. The structure, systems and appliances shown here may not be listed and no guarantee is given regarding availability or efficiency of the given.  
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