77 Erskine Crescent., Tottenham

£450,000 Freehold

kings GROUP

77 Erskine Crescent., Tottenham

473 High Street, Tottenham, London,
N17 6QA

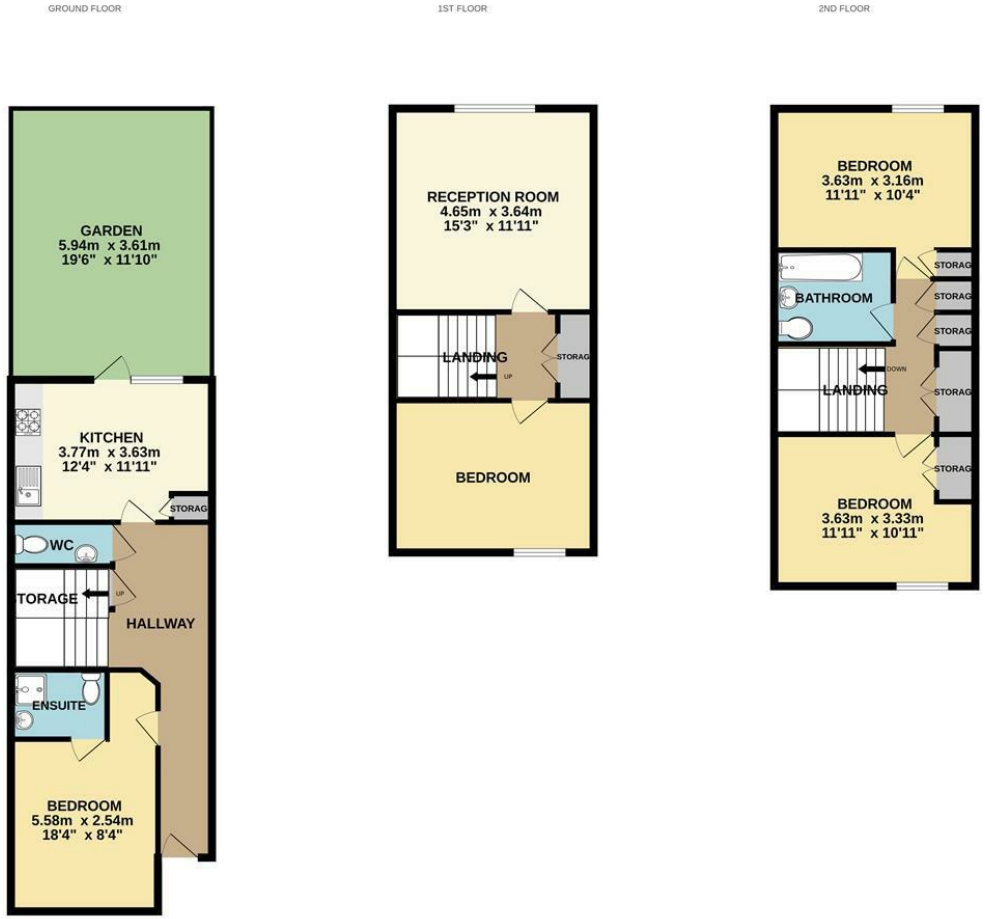
020 8801 2696
www.kings-group.net

- Cash Buyers Only
- Four Bedroom Townhouse
- In Need Of Modernisation
- Off Street Parking
- Chain Free
- Ample Storage Space
- En Suite
- Sought After Location
- Excellent Location
- Awaiting EPC

CASH BUYERS ONLY. Kings Group are delighted to present this four bedroom town house located in an sought after location minutes away from Tottenham Hale Station and the regeneration project. The property is in need of modernisation throughout and the ground floor benefits from a fitted kitchen, double bedroom with en suite, downstairs w/c and a private rear garden. The first floor consists of a spacious light and airy lounge and spacious double bedroom. The second floor boasts two double bedrooms, a three-piece family bathroom suite and ample storage space throughout. This would an ideal opportunity for an investor or family.

The property is situated alongside the picturesque River Lea and nearby Markfield Recreational Ground offering plenty of open space. A stroll down the River Lea brings you to Springfield Park, a local nature reserve providing a tranquil environment. For evening entertainment nearby Stoke Newington benefits from a wide array of restaurants, pubs, bars, cafes, you will find something to cater for every taste and occasion.

Stamford Hill, Tottenham Hale and Seven Sisters are all within a short drive and walk off Erskine Crescent, offering an array of retail outlets such as Tesco, Tottenham Retail Park as well as many established local businesses to cater for every day necessities. The area is well served by public transport including excellent bus, tube, rail and road transport links, with Seven Sisters (Victoria Line) and South Tottenham (London Overground) station both easily accessible.



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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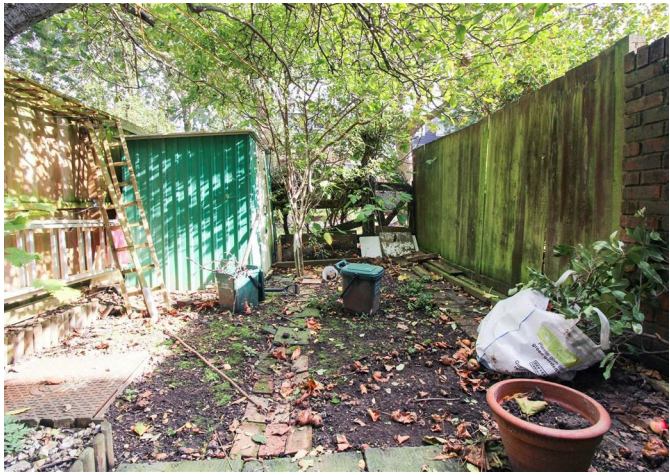

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor

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