

kings GROUP

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

Hale Gardens, London, N17 9LY

£375,000

- Three Bedroom Maisonette
- Chain Free
- In Need Of Modernisation
- Storage Space Throughout
- Minutes Away From Tottenham Hale Underground Station
- Split Level
- Double Bedrooms
- Second & Third Floor
- Excellent Location
- EPC Rating : C

Kings Group are delighted to present this spacious three-bedroom split-level maisonette, ideally located just moments from Tottenham Hale Station. Offering a larger-than-average layout, the property is an excellent opportunity for first-time buyers, families and investors alike. The accommodation comprises a well-equipped kitchen, a generously sized separate lounge with dining area, two double bedrooms, a good-sized single bedroom, a two-piece family bathroom and a separate WC. The property also benefits from ample storage throughout.

The location provides easy access to a wide range of amenities, including Tesco, Tottenham Retail Park and numerous established local businesses. Excellent transport links are also close by, with Tottenham Hale and Seven Sisters stations offering convenient access to the Victoria Line, London Overground and Stansted Express, as well as numerous bus and road connections.

For those who enjoy the outdoors, the property is just minutes from the River Lea and Markfield Recreation Ground, with Springfield Park and its nature reserve also within easy reach. Nearby Stoke Newington offers an excellent selection of restaurants, cafés, pubs and bars, providing plenty of options for dining and entertainment. Combining generous accommodation, excellent transport links and a superb range of local amenities, this property is an excellent opportunity not to be missed.

Council Tax Band D
Lease - 100 Years Remaining
Construction Type - Standard (Brick)
Service Charge - £2,197.53 Per Annum, £183.13 Per Month
Ground Rent - Included In Service Charge
Flood Risk - Rivers & Seas: Very Low, Surface Water: Low

Front

Bathroom
With Sink, Bath, Tiled Walls

WC
With Toilet and Wooden Flooring

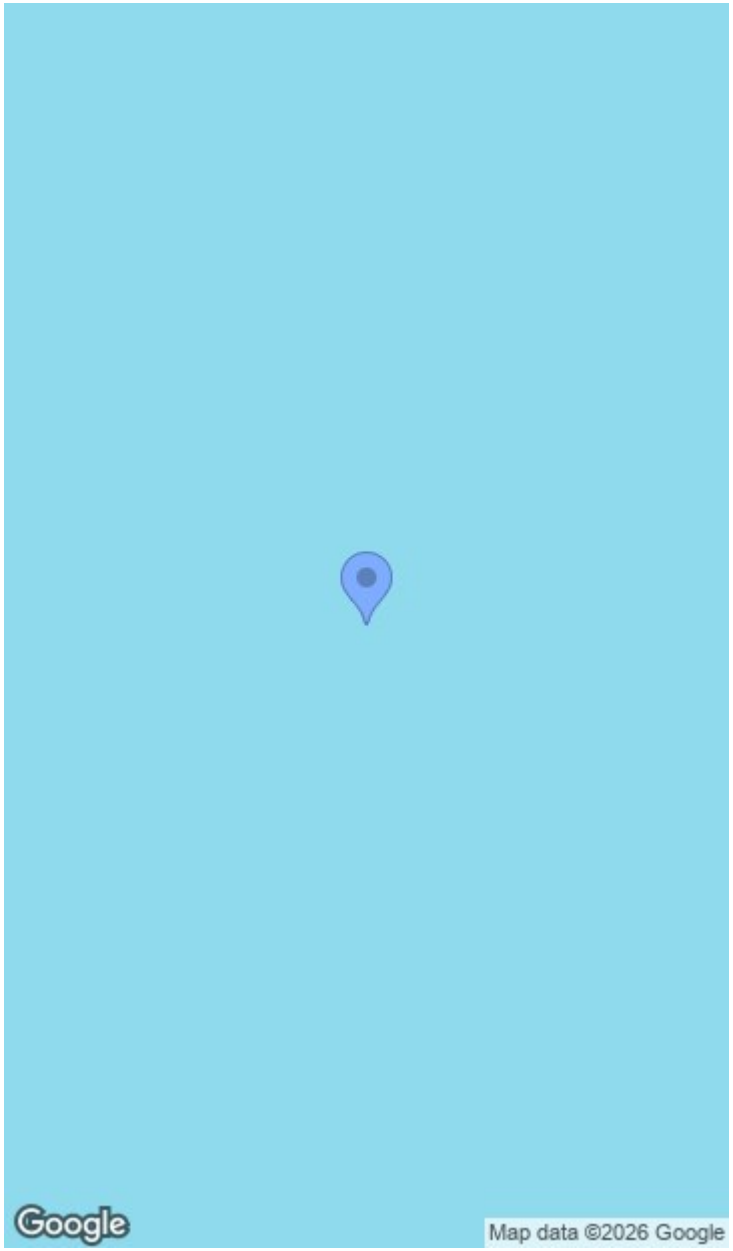
Lounge

Kitchen
14'8" x 10'1" (4.47 x 3.07)
With Tiled Flooring, Power Points, Part Tiled Walls, Stainless Steel Sink, Double Glazed Window

Bedroom One
14'7" x 12'2" (4.45 x 3.71)
With Carpet, Power Points, Single Radiator (untested)

Bedroom Two
13'2" x 8'3" (4.01 x 2.51)
With Double Glazed Window, Radiator (untested)

Bedroom Three
9'8" x 7'5" (2.95 x 2.26)
With Carpet, Double Glazed Window to Front, Power Points




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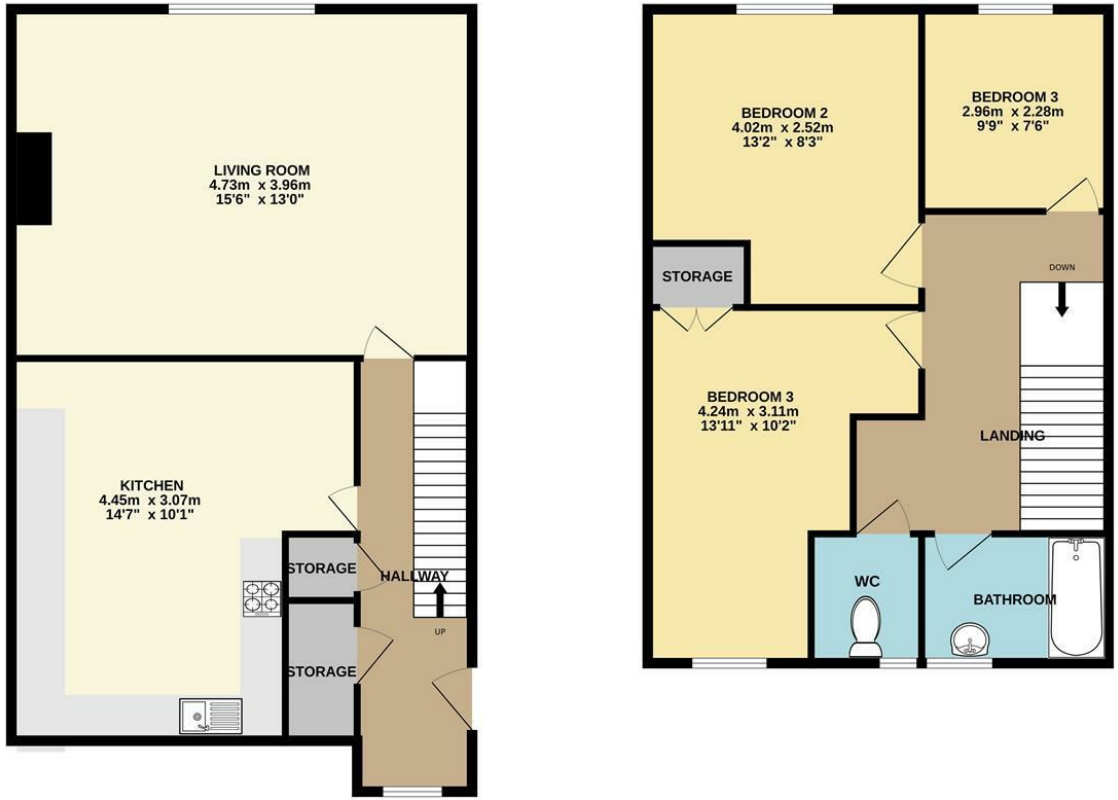

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SECOND FLOOR

THIRD FLOOR



TOTAL FLOOR AREA : 81.0 sq.m. (872 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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