



**281 Somerset Gardens
Creighton Road,
Tottenham**

£280,000 Leasehold



281 Somerset Gardens Creighton Road, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Two Bedroom Flat
- Ground Floor
- Double Bedrooms
- Well Maintained Throughout
- Purpose Built
- Long Lease: 111 Years
- In Heart of Regeneration
- Excellent Location
- 0.2 Miles To White Hart Lane Overground Station
- EPC Rating : E

Kings Group are proud to present this spacious and beautifully maintained two-bedroom ground floor flat, ideally located in the heart of Tottenham's thriving regeneration zone. Perfect for first-time buyers or investors, this modern property combines comfort, convenience, and long-term potential in one of North London's fastest-growing areas.

The flat boasts two generous double bedrooms, a stylish three-piece family bathroom, a bright and airy reception room filled with natural light, and a contemporary fitted kitchen. As part of a well-kept development, residents benefit from both residents' and visitors' parking, along with attractive communal gardens that create a peaceful and welcoming setting.

Situated just 0.3 miles from White Hart Lane Station, the property enjoys excellent transport links with direct trains to Liverpool Street and multiple bus routes into Central London and the surrounding areas. A wide selection of local schools, shops, and everyday amenities are all within easy reach, making this an incredibly practical and desirable location.

Set in the heart of one of North London's most ambitious regeneration projects, the area is experiencing major transformation. The nearby Tottenham Hotspur Stadium has triggered substantial investment, including new retail outlets, restaurants, and a proposed public square—all expected to enhance the local environment, generate employment, and fuel future growth.

This is a rare opportunity to secure a stylish and well-positioned home in a vibrant and up-and-coming part of London. Contact Kings Group today to arrange your viewing.

Council Tax Band C

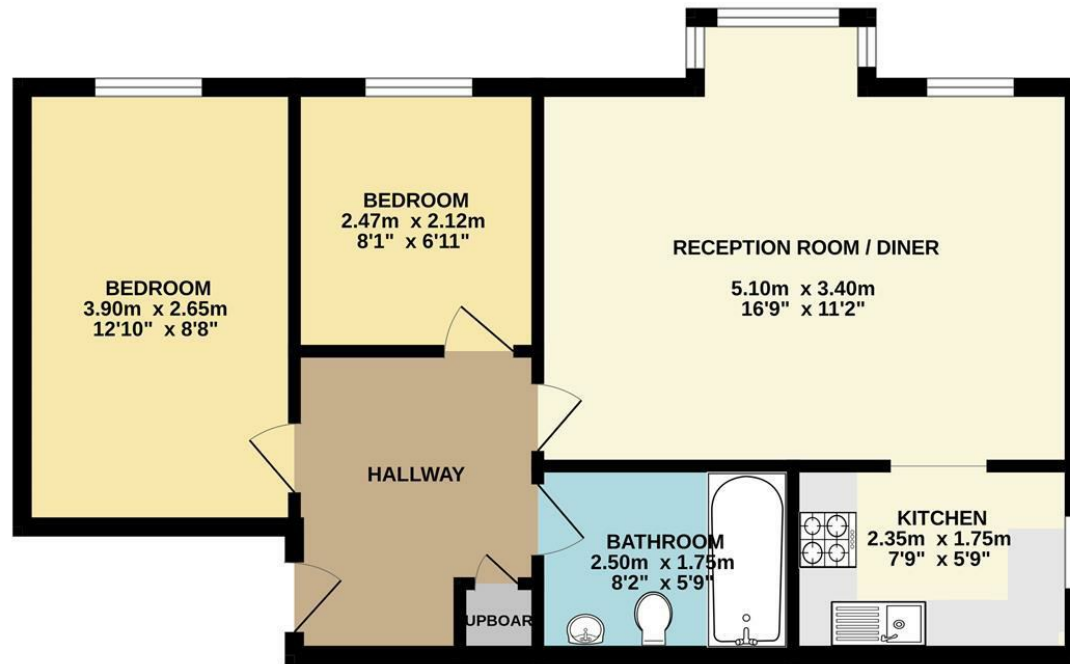
Lease - 111 Years Remaining

Ground Rent - £10 Per Annum

Service Charge - £2,196 Per Annum, £183 Per Month

Flood Risk - Rivers & Seas: Very Low, Surface Water:
Very Low

GROUND FLOOR
48.0 sq.m. (517 sq.ft.) approx.



TOTAL FLOOR AREA: 48.0 sq.m. (517 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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