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

Hampden Lane, London, N17 0FB
£265,000

- One Bedroom Flat
- Chain Free
- Balcony
- Storage Space Throughout
- 0.4 Miles To Bruce Grove Overground Station

- First Floor
- Well Maintained Throughout
- Double Glazed
- Excellent Location
- EPC Rating : B

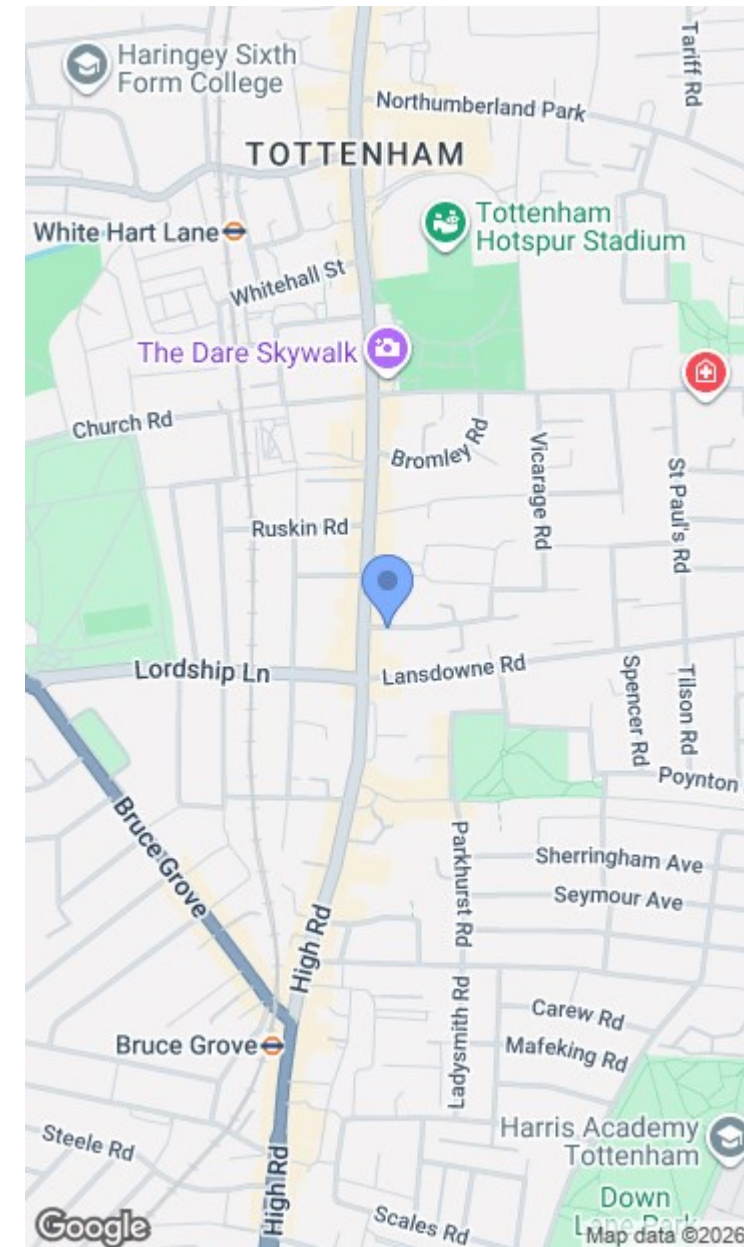
Kings Group are delighted to present this well maintained one-bedroom apartment, set within a modern purpose-built development in the heart of Tottenham. well presented throughout, this beautifully maintained home features a spacious, light-filled open-plan lounge and dining area, complemented by a sleek fitted kitchen. A standout feature is the private balcony, which can be accessed directly from the living room. – perfect for relaxing or entertaining. The property boasts a generous double bedroom, a three piece family bathroom, and excellent storage options throughout.

Location is everything – and this property delivers. Just a short walk from Bruce Grove (Overground) and Tottenham Hale (Underground & Overground), the apartment offers easy and fast connections to Central London and beyond. The area is currently undergoing significant regeneration, enhancing its appeal to homeowners and investors alike. Local amenities are plentiful, with shops, cafes, and schools – including Mulberry Primary School – just moments away. Excellent bus and transport links make getting around simple and efficient.

For lovers of green space, the picturesque River Lea and Markfield Park are just a short walk or cycle away, offering plenty of open areas to enjoy. A scenic walk along the River Lea also leads to Springfield Park, a peaceful local nature reserve ideal for weekend relaxation.

Whether you're a first-time buyer, downsizer, or investor, this exceptional property offers style, space, and convenience in one of North London's most

up-and-coming areas. Early viewing is highly recommended.





FIRST FLOOR
60.0 sq.m. (646 sq.ft.) approx.



TOTAL FLOOR AREA : 60.0 sq.m. (646 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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