



www.kings-group.net

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

Rosebery Avenue, London, N17 9SE
£550,000

- Two Bedroom House
- Through Lounge
- Private Rear Garden
- Chain Free
- 0.6 Miles to Tottenham Hale Station

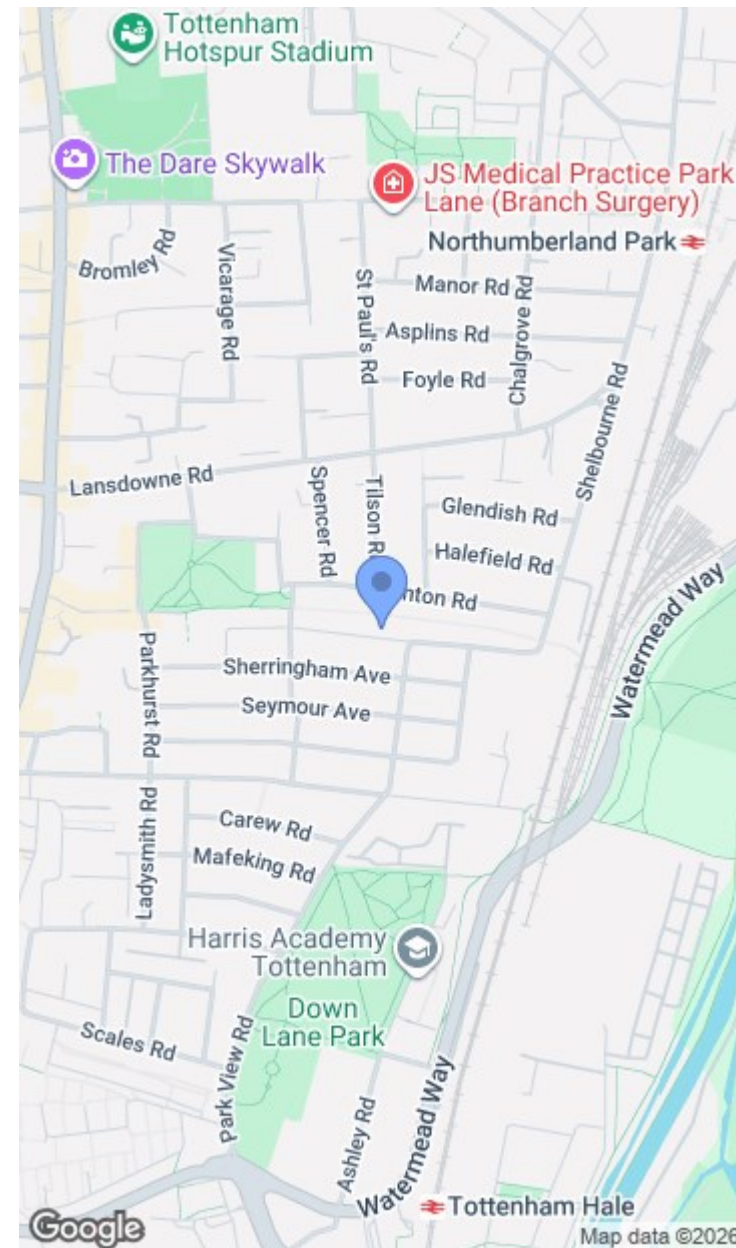
- Immaculate Condition Throughout
- Period Property
- First Floor Bathroom
- Sought After Location
- EPC Rating : D

Kings Group are delighted to present this beautifully appointed two-bedroom family home, set within a thriving community just minutes from Tottenham Hale Station. Immaculately maintained throughout, the property offers a bright and spacious through lounge living and dining area, a contemporary fitted kitchen, a w/c which is being used as a utility room and a beautifully designed private rear garden. The first floor boasts two generous double bedrooms and a larger-than-average modern family bathroom. This property represents a fantastic opportunity for both families and investors alike.

Perfectly positioned in the heart of Tottenham, the home is within easy walking distance of Bruce Grove (Overground) and Tottenham Hale (Underground and Overground), benefiting from the extensive regeneration transforming the area. Mulberry Primary School is only a short stroll away, and excellent bus and rail links provide swift access to neighbouring areas and Central London. Local shops, supermarkets, amenities, and a selection of well-regarded schools are all close by, making this an ideal location for those looking to move into or invest in the area.

Nature lovers will appreciate the nearby Carbuncle Passage, offering a direct route to the picturesque River Lea and the green expanse of Markfield Park. A leisurely walk along the river leads to Springfield Park, a local nature reserve offering a peaceful escape from city life. For dining and entertainment, both Stoke Newington and Tottenham Hale present a wide variety of restaurants, pubs, cafés, and bars—ensuring something to suit every taste and occasion.

Council Tax Band: C
Construction Type: Standard (Brick)
Flood Risk: Rivers & Seas – Low | Surface Water – Medium







TOTAL FLOOR AREA: 78.0 sq.m. (840 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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