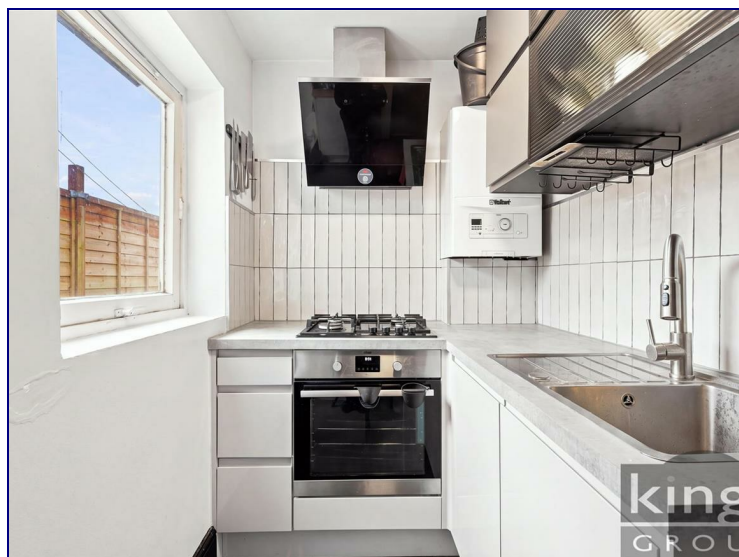


Chesnut Road, London, N17 9ES



£280,000

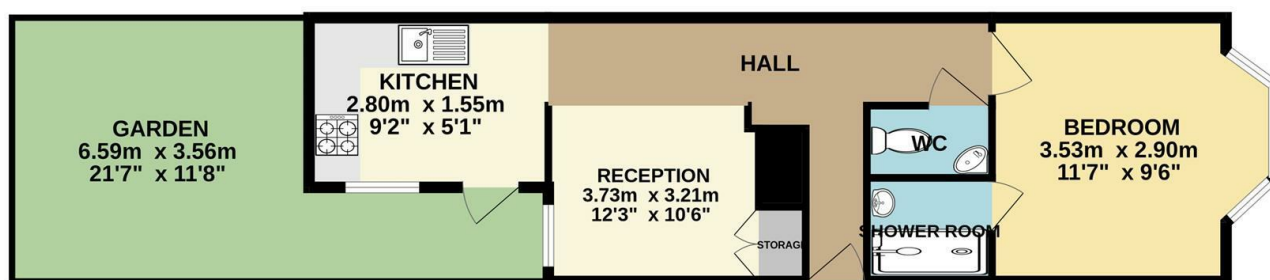
Kings Group are delighted to present this well-maintained one-bedroom first-floor flat, ideally located just moments from Bruce Grove Station. The property comprises a spacious reception room, modern fitted kitchen, double bedroom, two-piece shower room and separate WC. A major benefit is the large private garden, providing excellent outdoor space and making this an ideal home for first-time buyers or a great investment opportunity.

The property is conveniently positioned within easy reach of both Bruce Grove and Tottenham Hale stations, offering excellent transport links into Central London via the Victoria Line and National Rail. Tottenham Hale also provides access to the Stansted Express, while the area is set to benefit from proposed future transport improvements.

Tottenham Retail Park is nearby, offering a variety of shops, restaurants and everyday amenities, while Down Lane Park provides green open space, children's play areas and sports facilities. The area continues to benefit from ongoing regeneration and investment, with improvements to transport links, local amenities and the high street, while retaining its vibrant community atmosphere and traditional local markets.



FIRST FLOOR 45.0 sq.m. (484 sq.ft.) approx.



TOTAL FLOOR AREA : 45.0 sq.m. (484 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

