

Woodside Gardens, Tottenham, London, N17
Chain Free £325,000 Leasehold

Anthony Webb
ESTATE AGENTS

# Woodside Gardens, Tottenham, London, N17

A one bedroom garden flat offering excellent potential and requiring modernisation throughout. The property consists of a bay-fronted reception room, kitchen, shower room, double bedroom and a private rear garden.

Woodside Gardens is a quiet residential turning in the heart of Tottenham. Conveniently positioned near Bruce Grove and the historic Bruce Castle and surrounding parkland. The area is well connected, with Bruce Grove Station offering services towards Liverpool Street. Seven Sisters and Tottenham Hale are also nearby, providing Victoria Line connections, with Tottenham Hale also serving the Stansted Express.

Haringey Council Tax Band C
Share of freehold with a remaining lease of 63 years
Ground rent-£0
Service charges-£0

- One double bedroom
- Victorian ground floor flat
- Living room with bay window
- Kitchen with door to garden
- Shower room
- Double glazing/Gas central heating
- Own private rear garden
- Close to shops/bus routes/station











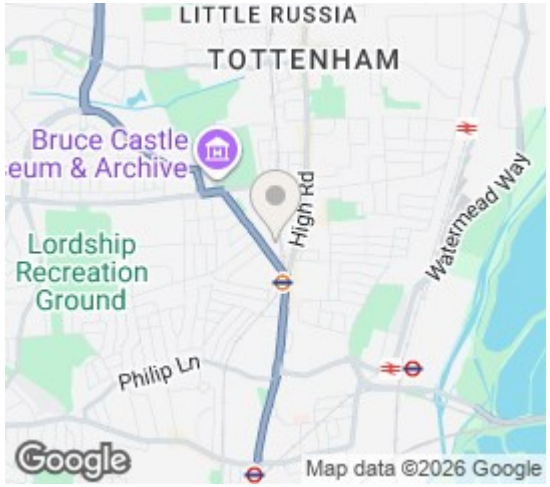


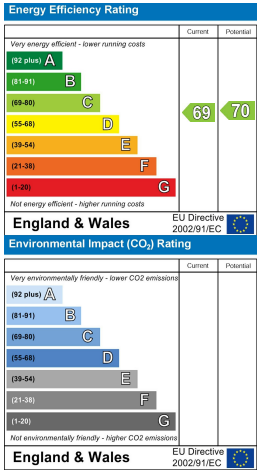




# Woodside Gardens
# Tottenham
# London
# N17 6UY

Tenure: Leasehold
Gross Internal Area: 578.89 sq ft







Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings. gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

**348 Green Lanes, Palmers Green, London N13 5TJ**
**020 8882 7888**
**palmersgreen@anthonywebb.co.uk**
**anthonywebb.co.uk**

Anthony Webb
ESTATE AGENTS