



www.kings-group.net

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

Lebus Street, London, N17 9FN
Auction Guide £255,000

- Two Bedroom Flat
- Immediate 'exchange of contracts' available
- Double Bedrooms
- Immaculate Condition
- Minutes Away from Tottenham Hale Station

- Chain Free
- Being sold via 'Secure Sale'
- Summer Room
- Excellent Location
- EPC Rating : B

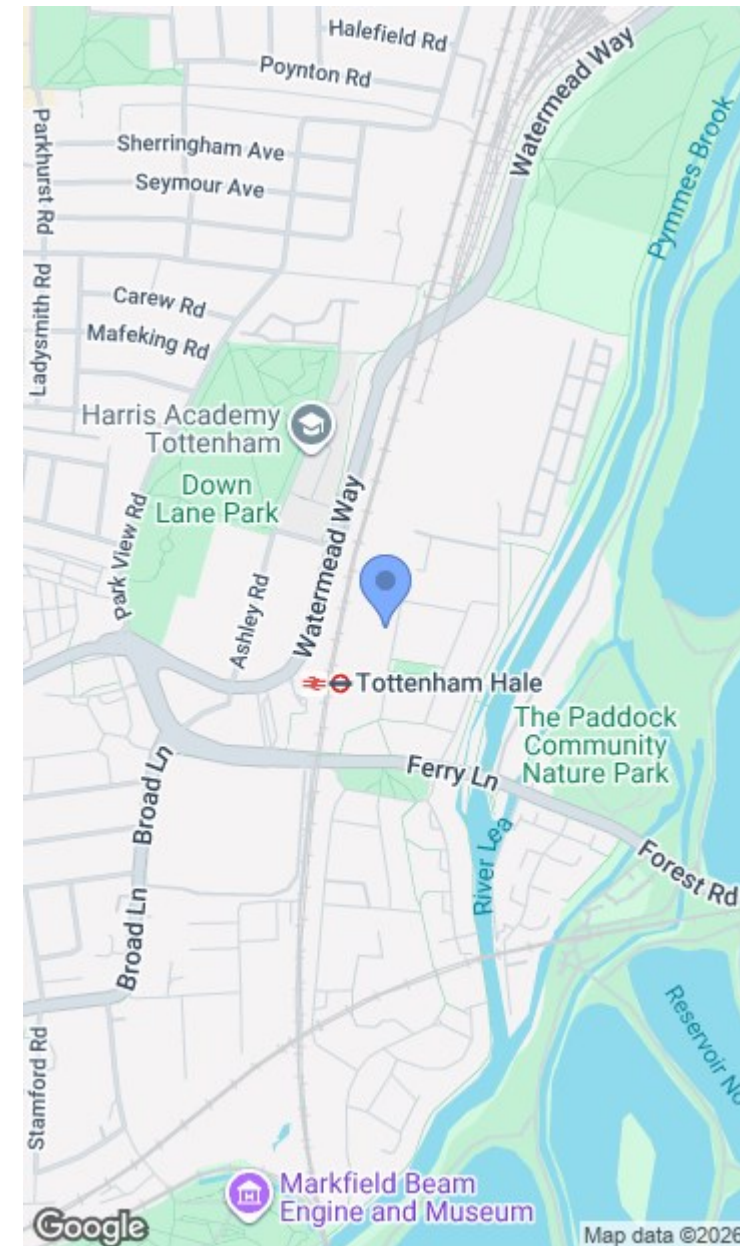
Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £255,000

Kings Group are delighted to present this beautifully presented two-bedroom apartment, ideally located within the award-winning Hale Village development, just moments from Tottenham Hale Underground and Overground Station.

Finished to an excellent standard throughout, the property features a bright and spacious lounge leading to a versatile summer room with stunning views, a modern fitted kitchen, two well-proportioned bedrooms, including a principal bedroom with integrated wardrobes, and a contemporary three-piece family bathroom. This home is an ideal purchase for first-time buyers and investors alike.

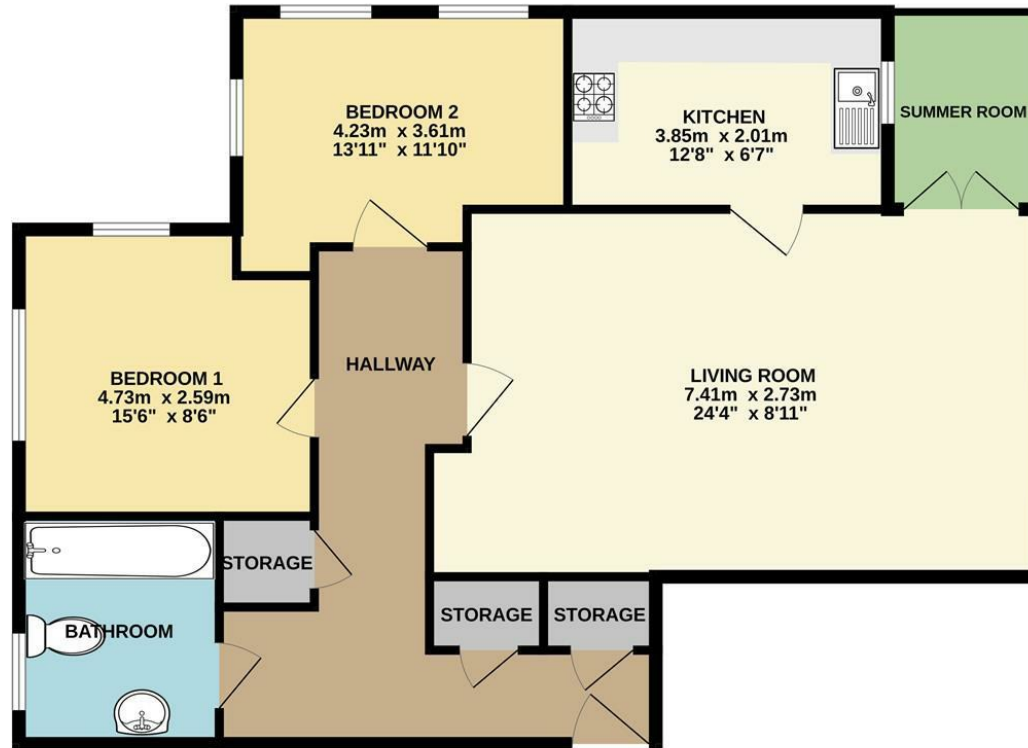
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer,

all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.





MID FLOOR
72.0 sq.m. (775 sq.ft.) approx.



TOTAL FLOOR AREA : 72.0 sq.m. (775 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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