



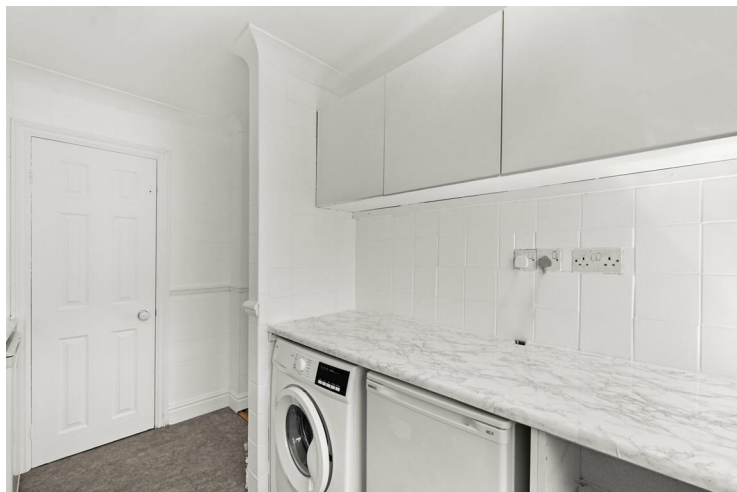
CROMBERDALE COURT SPENCER ROAD LONDON

£325,000
LEASEHOLD

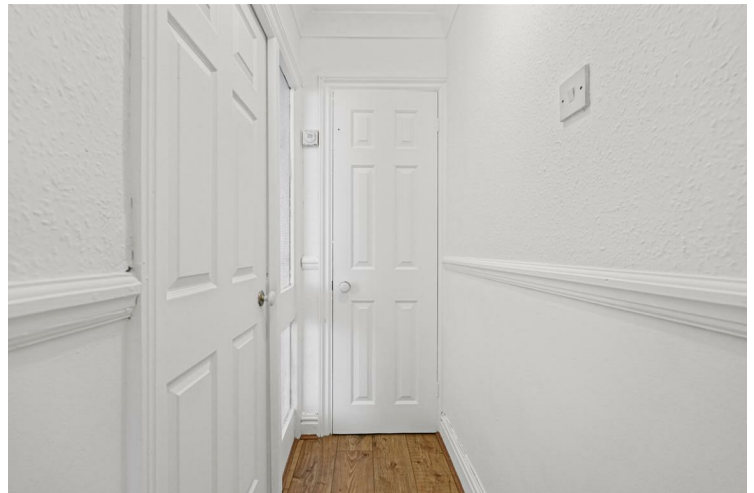
Set over two bright, welcoming floors, this charming two-bedroom maisonette is perfect for first-time buyers. With its own private entrance, a spacious sunny living area, and a modern kitchen, it's ideal for relaxing or hosting friends. Two good-sized bedrooms and a smart layout make it super practical too.

Chain-free in a lively North London neighbourhood full of character, green spaces, and great cafés and pubs. You'll be close to Tottenham High Road, the River Lea, and the Tottenham Hotspur Stadium.

Excellent transport links (Bruce Grove, Northumberland Park, Tottenham Hale) make commuting easy, with fast routes to central London and even Stansted Airport.



• Two Bedrooms • Separate Kitchen • Chain Free • Duplex Maisonette • One Bathroom • Reception Room • Communal Gardens • Leasehold: 90 Years Remaining







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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