



# SYMON SMITH

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## 45a St. Pauls Road, London, N17 0ND

**£380,000**

This ground floor flat on St. Pauls Road offers comfortable living in a convenient location. The property includes two well-proportioned bedrooms, suitable for couples, small families, or those needing additional space.

A key feature of the flat is its private garden, providing outdoor space for relaxing or entertaining. The garden adds useful extra space to the home.

The property is offered chain free, helping to simplify the buying process. It is also located within walking distance of Tottenham High Road, with its range of shops, cafes, and everyday amenities close by.

Overall, this flat provides practical living space with the benefit of a garden and good local access.

- Two Bedroom
- Within a short walk to Tottenham High Road
- Council Tax band C
- Ground Floor
- Chain Free
- Period Conversion
- EPC Rating D



Total Area: 51.8 m<sup>2</sup> ... 557 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

