



**44a Beaconsfield Road,  
Tottenham**

**Guide Price £375,000  
Leasehold**



# 44a Beaconsfield Road, Tottenham

473 High Street, Tottenham, London,  
N17 6QA

020 8801 2696  
[www.kings-group.net](http://www.kings-group.net)

- Two Bedroom Flat
- First Floor
- Double Bedrooms
- Seperate kitchen/Reception Room
- Well Maintained Throughout
- Chain Free
- Double Glazed
- Excellent Location
- 0.3 Miles To Seven Sisters Underground Station
- EPC Rating : D

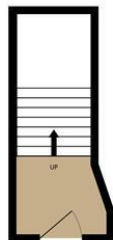
Lease - 141 Years Remaining  
Ground Rent - None  
Service Charge - None  
Flood Risk - Rivers & Seas: Very Low, Surface Water:  
Very Low

Kings Group are delighted to present this well-maintained two-bedroom first-floor flat, ideally positioned just moments from Seven Sisters Underground and Overground Station. The property features a spacious and naturally bright reception room, a fitted kitchen, two well-proportioned double bedrooms, and a three-piece family bathroom. While the flat has been well cared for throughout, it also offers an excellent opportunity for a buyer to add their own personal touch, making it an ideal purchase for first-time buyers or investors.

Located in the heart of Tottenham, the property enjoys superb transport connections, with Seven Sisters Station (Zone 3 – Victoria Line and National Rail) within easy walking distance, providing swift access to Central London and surrounding areas. West Green Road and Seven Sisters Road offer a diverse range of local shops, cafés, and amenities, alongside a selection of nearby schools and colleges. Tottenham Retail Park is also close by, featuring a variety of restaurants and well-known retail outlets.

Council Tax Band B

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 55.0 sq.m. (592 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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