



**195 Mount Pleasant Road,
Tottenham**

£675,000 Freehold



195 Mount Pleasant Road, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Three Bedroom House
- Victorian Period Property
- Beautifully Maintained Throughout
- Through Lounge
- Additional Reception Room/Dining Room
- First Floor Bathroom
- Original Fire Place/Coving
- Excellent Location
- Downhills Park Location
- EPC Rating : D

Bruce Castle Museum. Superb transport and bus links provide quick and easy access into Central London and surrounding areas.

An excellent opportunity for families and investors alike early viewing is highly recommended.

Council Tax Band: E
Construction Type: Standard (Brick)
Flood Risk: Rivers & Seas – Very Low | Surface Water – Very Low

Kings Group are delighted to offer this beautifully maintained three-bedroom Victorian family home, ideally positioned in the ever-popular Downhills Park area of Tottenham. This charming property boasts a bright and spacious through lounge and dining room, enhanced by an additional reception area perfect for modern family living or entertaining guests. To the rear, a generous fitted kitchen diner flows seamlessly into a conservatory, alongside a convenient downstairs WC, and opens out onto a private rear garden ideal for relaxing or hosting.

The first floor comprises three well-proportioned double bedrooms and a three-piece family bathroom. The property also presents excellent potential for further extension (STPP), offering scope to add value and tailor the space to your needs.

Perfectly located in the heart of Tottenham, the home benefits from ongoing regeneration and strong future growth potential. It is within easy walking distance of reputable local schools, including Bruce Grove Primary School, as well as a variety of shops, amenities, and green spaces such as Bruce Castle Park and the historic



Total area: approx. 150.1 sq. metres (1616.1 sq. feet)

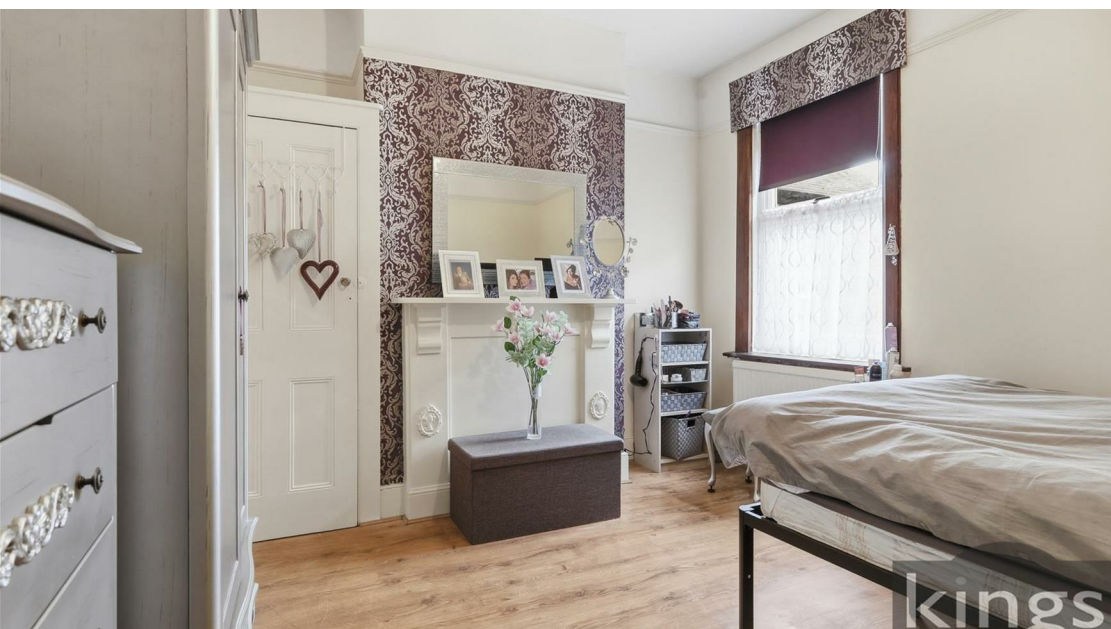
All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Mount Pleasant



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