



www.kings-group.net

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

Lomond Close, London, N15 5DF
£275,000

- One Bedroom Flat
- Balcony
- Well Maintained Throughout
- Storage Space Throughout
- 0.3 Miles To Seven Sisters Underground Station

- First Floor
- Chain Free
- Double Bedroom
- Excellent Location
- EPC Rating : C

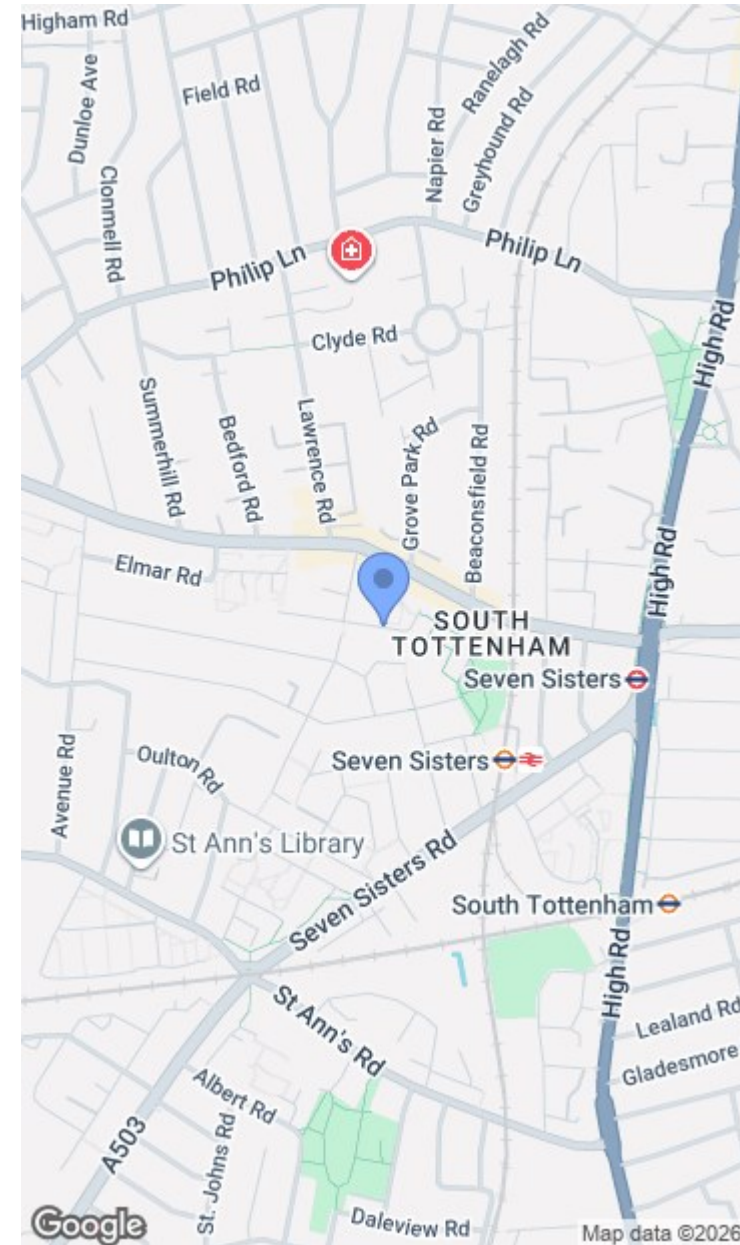
Kings Group are delighted to present this very well maintained one-bedroom first-floor apartment, perfectly positioned within a peaceful cul-de-sac just moments from Seven Sisters Station. Immaculately maintained and beautifully presented throughout, this stylish home offers bright, modern living ideal for first-time buyers, professional couples, or investors.

Month
 Ground Rent - £10.00 Per Annum
 Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

The property features a spacious and light-filled reception room with direct access to a private balcony, creating the perfect space to relax or entertain. The contemporary fitted kitchen combines both style and practicality, while the generously sized double bedroom provides comfortable accommodation. A sleek three-piece shower room completes the interior, finished to a high standard. Further benefits include three large storage cupboards, offering an exceptional amount of storage rarely available in similar properties.

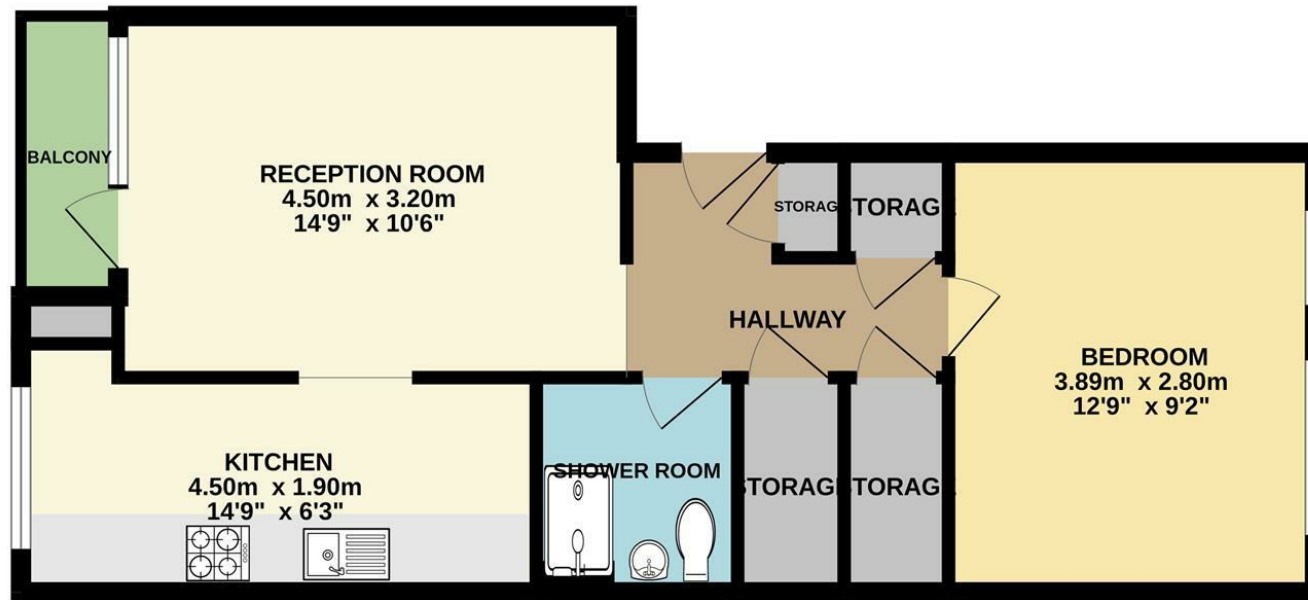
Conveniently located on West Green Road, the property is within easy reach of Tottenham Green Leisure Centre and only a short walk from Seven Sisters Station, providing excellent connections via National Rail and the Victoria Line into Central London and surrounding areas. The vibrant local area offers an array of shops, cafés, restaurants, and everyday amenities, as well as a selection of highly regarded schools and colleges. Tottenham Retail Park is also just a short drive away, offering a variety of retail stores and dining options.

Council Tax Band B
 Lease - 175 Years Remaining
 Service Charge - £2498.00 Per Annum, £208.17 Per





FIRST FLOOR
48.8 sq.m. (525 sq.ft.) approx.



TOTAL FLOOR AREA: 48.8 sq.m. (525 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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