

## Creighton Road, London, N17 8SH



**Offers In Excess Of £305,000**

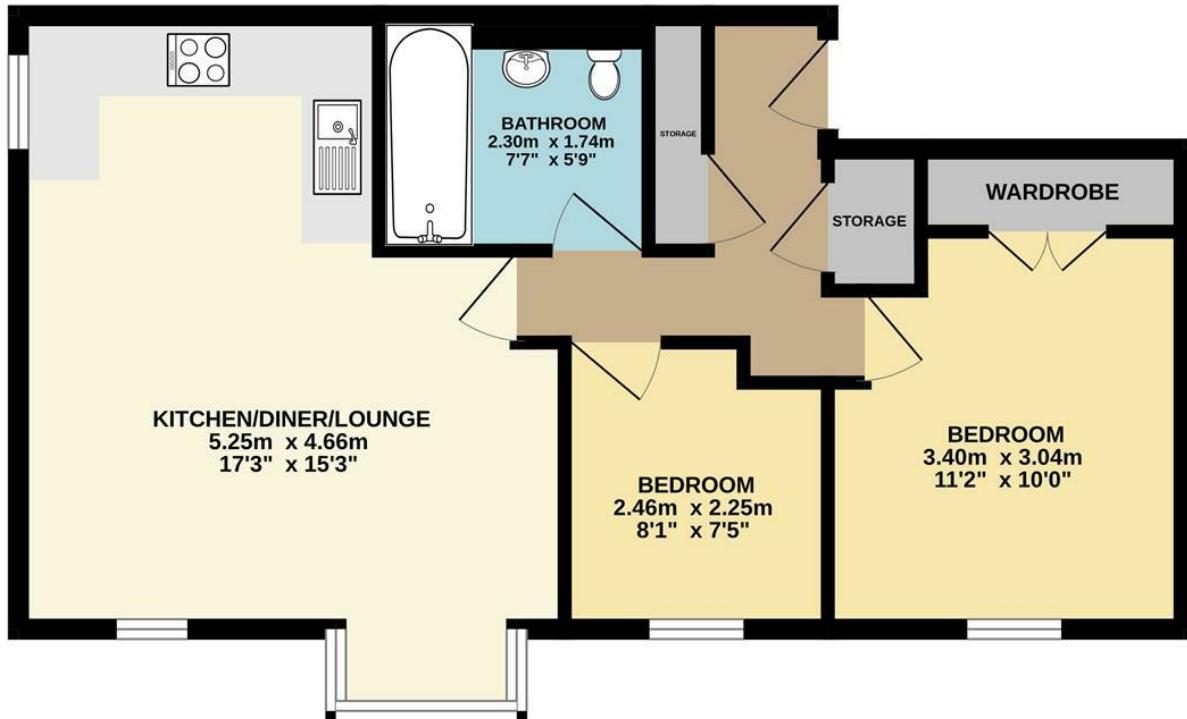
Kings Group are delighted to offer this immaculate two-bedroom, first-floor purpose-built flat, ideally located just moments from the High Road West regeneration project. The property is presented in excellent condition throughout and features a bright and spacious open-plan lounge with a modern, fully fitted kitchen and dining area. Further benefits include two generous double bedrooms, a contemporary three-piece family bathroom suite, and ample storage space. This property represents an ideal opportunity for both first-time buyers and investors alike.

Positioned at the heart of an exciting regeneration area, the flat is within easy reach of White Hart Lane Station, providing direct connections to Seven Sisters Station (Victoria Line) and onward travel to Liverpool Street. A range of excellent bus routes offer convenient access to Central London and surrounding areas. The property is also close to local schools, shops, amenities, and restaurants, with further development underway, including new retail outlets alongside the stadium. Plans are also in place for a new public square featuring additional shops and restaurants, bringing increased employment opportunities and long-term growth to the area.



## 1ST FLOOR

52.0 sq.m. (560 sq.ft.) approx.



SOMERSET HALL, N17

TOTAL FLOOR AREA: 52.0 sq.m. (560 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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