



**Compton Crescent
London, N17 7LE**

Guide Price £330,000

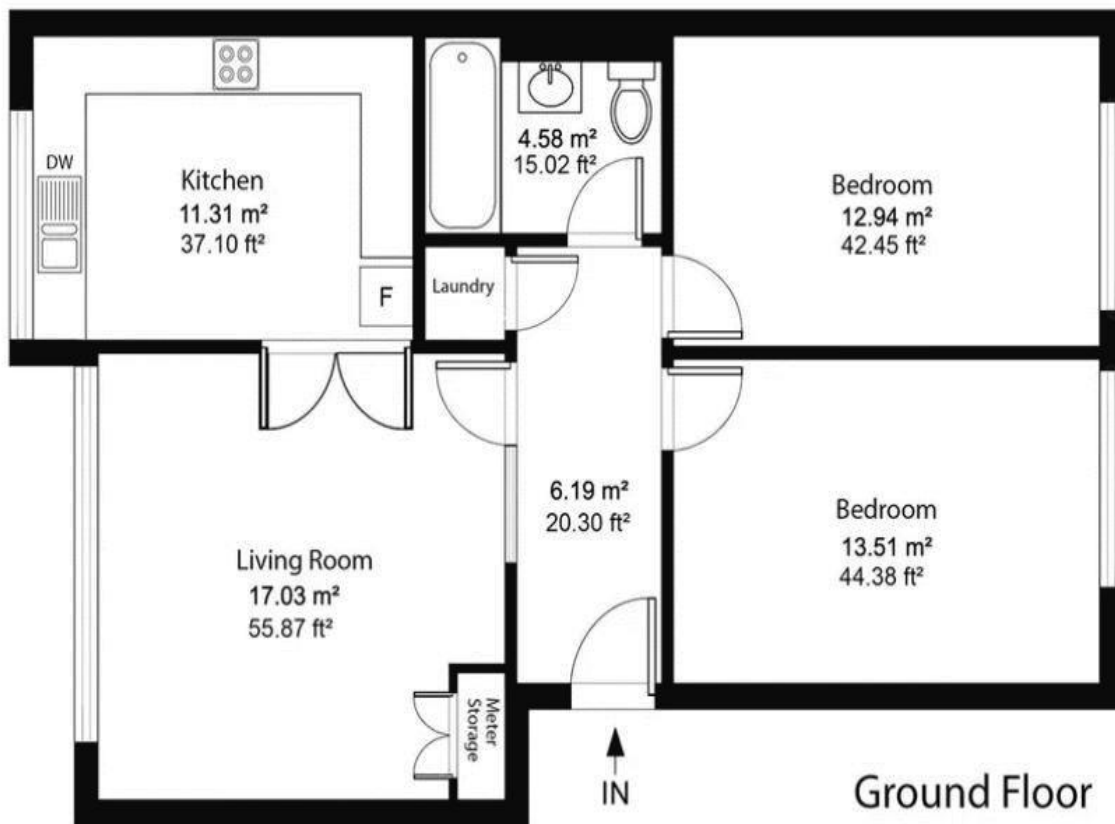
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MAIN FEATURES:

- **Beautifully Presented First Floor Apartment**
- **Modern Fitted Kitchen/Diner**
- **Good Size Lounge**
- **Two Double Bedrooms & Bathroom/WC**
- **Residents Off Road Parking**
- **Landlords Only - Paying Tenant in Situ**

A beautifully presented first-floor apartment offering an excellent buy-to-let opportunity, available exclusively to landlords with a tenant already in situ, providing immediate rental income from completion. The property features a modern fitted kitchen/diner, ideal for everyday living and entertaining, alongside a spacious and bright lounge offering comfortable accommodation. There are two generous double bedrooms and a well-appointed bathroom/WC, making this an attractive home for tenants seeking both space and convenience. Further benefits include residents' off-road parking and well-maintained communal areas. Falconer Court is ideally situated within easy reach of Tottenham's growing range of amenities, shops, cafés and leisure facilities. Excellent transport links are available nearby, including White Hart Lane and Bruce Grove stations, providing convenient access into Central London and beyond. The area has seen significant regeneration in recent years, enhancing its appeal to both residents and investors alike. With strong rental demand, excellent connectivity and a tenant already in place, this attractive apartment represents a superb addition to any



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.

For further information contact us:

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E: info@getanoffer.co.uk

We're Open:

8am – 8pm 7 days a week

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