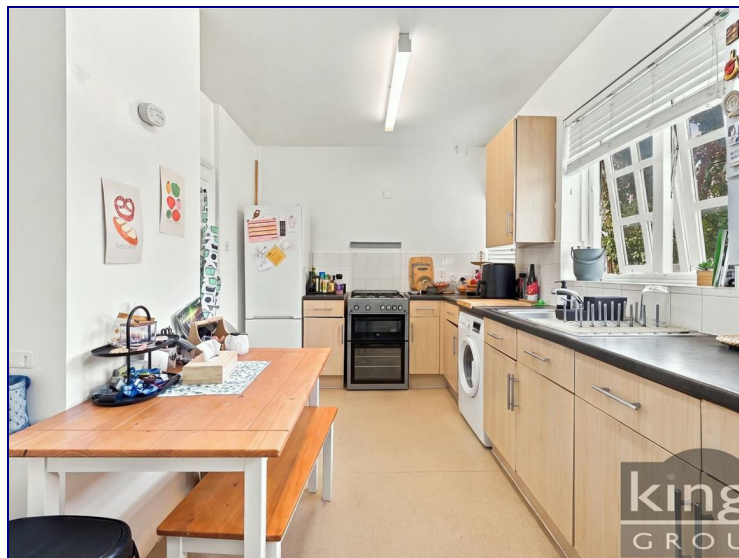
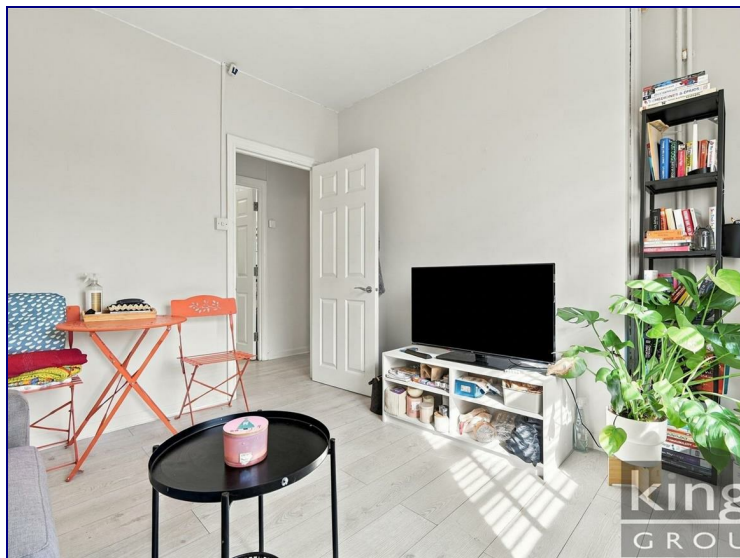


Spottons Grove, London, N17 7JB

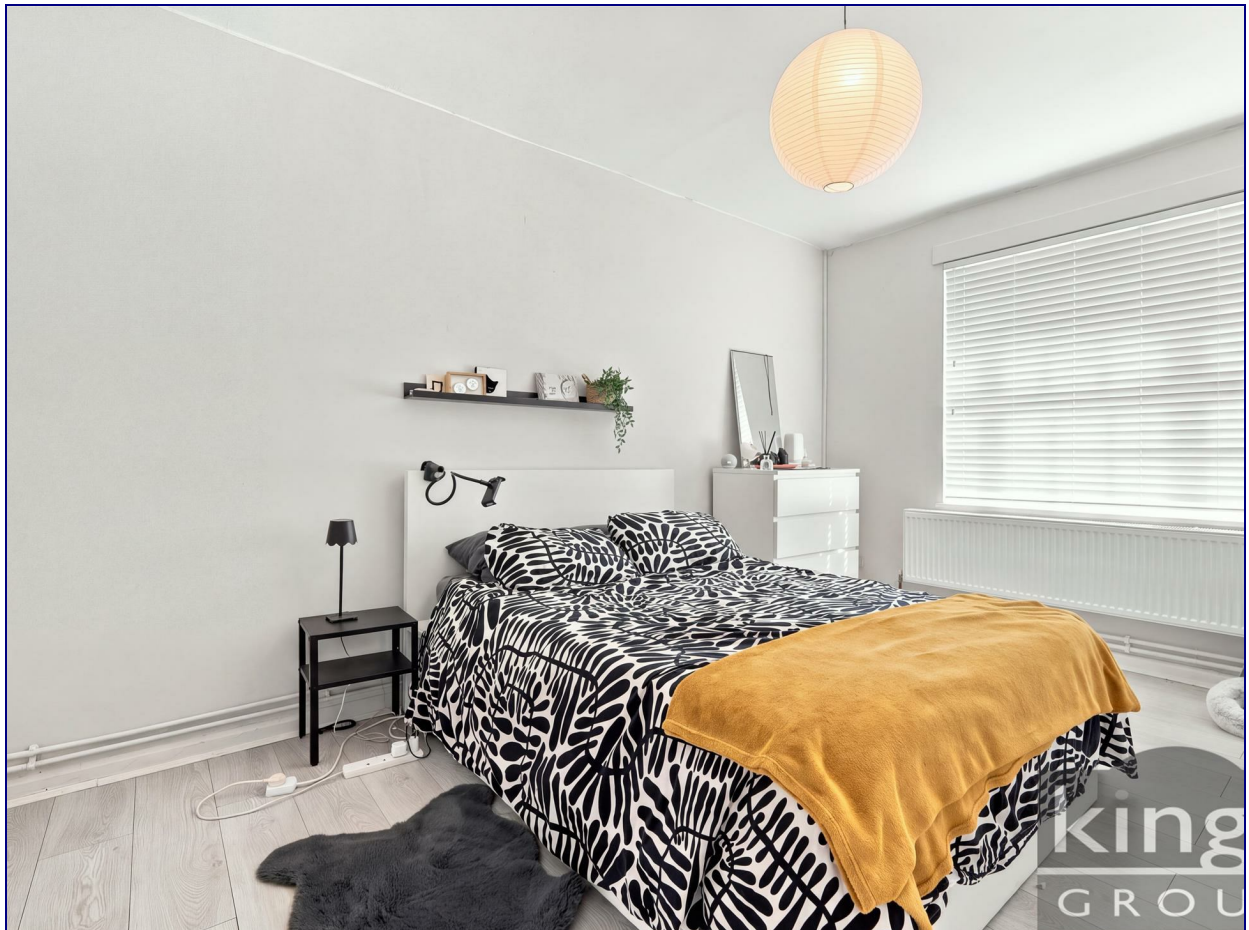


Offers In Excess Of £300,000

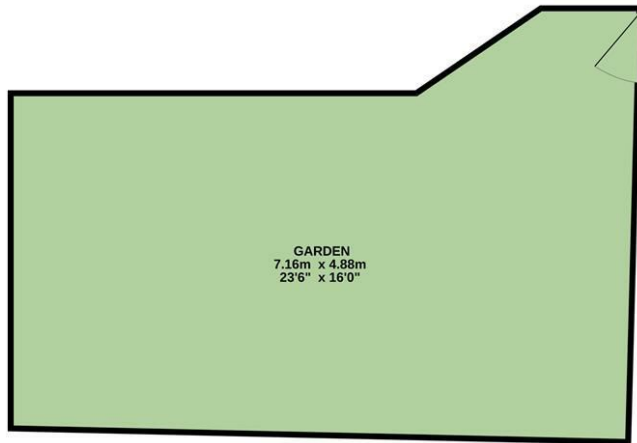
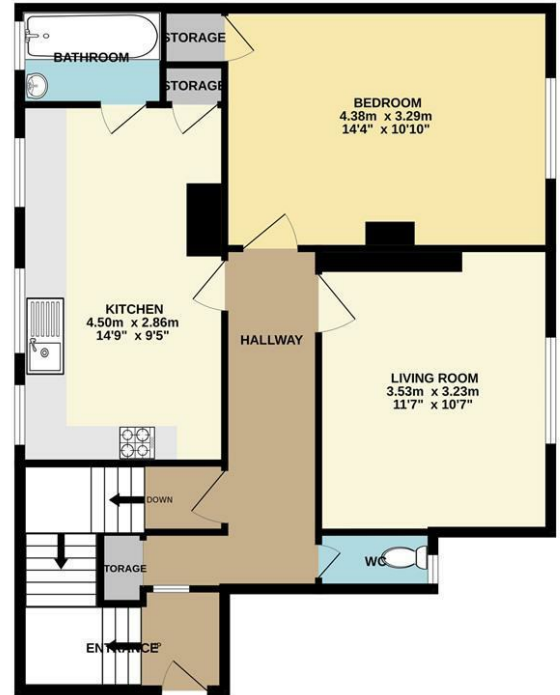
Kings Group are delighted to present this immaculate one-bedroom, first-floor maisonette, ideally suited to first-time buyers, couples or investors. The property comprises a bright and airy reception room, modern fitted kitchen, spacious double bedroom, two-piece bathroom, separate WC and excellent storage throughout. A private rear garden provides a fantastic outdoor space for relaxing and entertaining.

Ideally located on the borders of Tottenham and Haringey, the property benefits from excellent transport links, including White Hart Lane Station, local bus routes and easy access to the A10. Devonshire Hill Nursery and Primary School is within walking distance, while Woodside High School is just minutes away. The area is undergoing significant regeneration, with continued investment in local transport, amenities and the surrounding Tottenham area, making this an exciting opportunity for both homeowners and investors.

Council Tax Band B



GARDEN

FIRST FLOOR
56.0 sq.m. (603 sq.ft.) approx.

TOTAL FLOOR AREA : 56.0 sq.m. (603 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

