

Broad Lane, London, N15 4DT



£350,000

Kings Group are pleased to present this three bedroom second floor flat located minutes away from Seven Sisters Station and Tottenham Hale Station. The property has been well maintained throughout and benefits from three double bedrooms, a spacious light and airy living room with a balcony, fitted kitchen and a two piece family bathroom with a separate w/c and ample storage space throughout. This will be a great opportunity for a first time buyer or investor.

Situated minutes away from Seven Sisters Station and Tottenham Hale Train and Bus Station, the excellent transport links provides easy access into Central London and the surrounding areas. Tottenham Hale connects local residents to Stratford and Liverpool, with the fast train taking only 15 minutes (Overground), Stansted Airport (Stansted Express) and Central London (Victoria Line). Tottenham Retail Park is moments away with plenty of shops, restaurants and convenience stores. Regeneration is currently taking place in the area with the station and stadium under refurbishment and the proposed Crossrail 2 project passing through the station.



2ND FLOOR
70.3 sq.m. (757 sq.ft.) approx.



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TOTAL FLOOR AREA: 70.3 sq.m. (757 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 (CO₂) 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	



Associated Offices in London, Essex and Hertfordshire

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