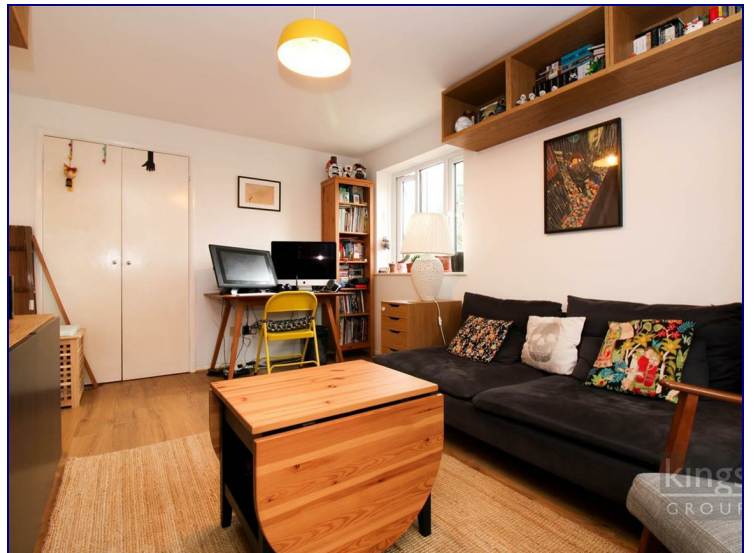


**Daubeney Gardens, London, N17 7DQ**



**£315,000**

Kings Group are delighted to present this beautiful and spacious two bedroom first floor apartment in a private purpose built development. The property is in immaculate condition throughout and benefits from a light and airy lounge with balcony, large modern fitted kitchen, two double bedrooms and a three piece family bathroom suite. The property boasts ample storage space throughout and would be a great opportunity for a first time buyer or investor.

Located minutes away from the regeneration currently taking place, the property borders Tottenham and Haringey, conveniently located next to excellent transports links, the A10 dual carriageway, access to schools and local amenities. Rowland Hill Nursery and Children Centre is a short walk away and Woodside High School is minutes away. White Hart Lane Station is a short distance away with excellent bus routes allowing easy access into Central London and the surrounding areas. There is further development in the area with the renovation of the surrounding train stations and completion of Tottenham Hotspur Football Club creating new jobs and opportunities.

### **Reception Room**

**14'6" x 10'4" (4.43 x 3.16)**

### **Kitchen**

**12'11" x 9'1" (3.96 x 2.78)**

### **Bathroom**

**7'4" x 5'6" (2.24 x 1.68)**

### **Bedroom One**

**11'5" x 10'4" (3.48 x 3.16)**

### **Bedroom Two**

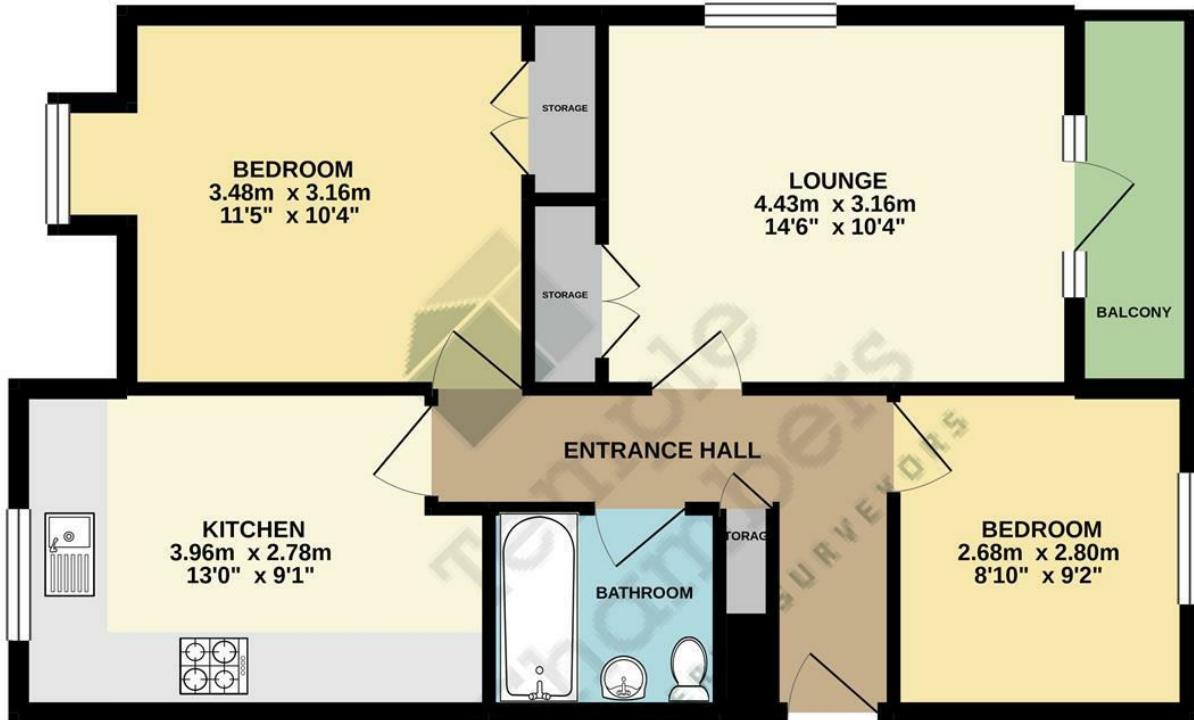
**9'2" x 8'9" (2.80 x 2.68)**

### **Disclaimer**

PLEASE NOTE. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.



1ST FLOOR  
55.5 sq.m. (597 sq.ft.) approx.



DAUBENEY GARDENS, N17

TOTAL FLOOR AREA : 55.5 sq.m. (597 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74	79

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	76



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