



www.kings-group.net

473 High Street
Tottenham N17 6QA
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Spigurnell Road, London, N17 7PP
Offers In Excess Of £460,000

Kings Group are pleased to present this three bedroom end of terrace house with further development potential, subject to planning. The property has been well maintained throughout and benefits from a spacious light and airy lounge and fitted kitchen leading to a spacious private rear garden with side access. The first floor boasts two double bedrooms, a single bedroom and three-piece family bathroom suite. This would be a great opportunity for a family or an investor.

Located in the popular Tower Gardens Conservation Area, the property is conveniently located next to excellent transports links, access to schools and local amenities. Turnpike Lane Underground Station and Wood Green Underground Station (Both Piccadilly Line) are a short distance away with excellent bus routes allowing easy access into Central London and the surrounding areas. Seven Sisters Underground Station (Victoria Line) is a bus ride away, giving prospective owners the option of both underground lines. 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.

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		

