



**35A Berwick Road, Tottenham**  
**£525,000 Freehold**



# 35A Berwick Road, Tottenham

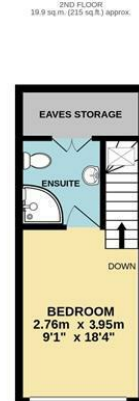
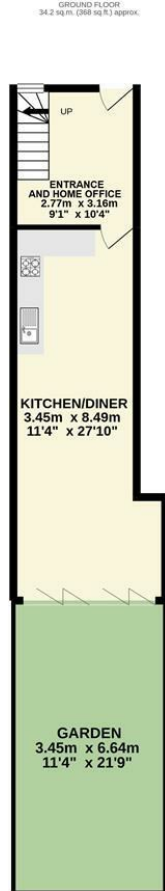
473 High Street, Tottenham, London,  
N17 6QA

020 8801 2696  
[www.kings-group.net](http://www.kings-group.net)

- Two Bedroom House
- New Build
- Contemporary Decor
- Spacious Kitchen Diner with Bi Folds
- Private Rear Garden
- Family Bathroom and En Suite
- Chain Free
- Sought After Location
- 0.6 Miles to Wood Green Station
- Awaiting EPC Rating

Kings Group are pleased to bring to the market this beautifully presented two bedroom new build house with an abundance of light throughout. The property benefits from a cosy reception room as you enter leading to a bright and airy open plan kitchen with dining room and living room space with bi fold doors leading to the private rear garden. The first floor boasts a double bedroom and three piece family bathroom suite with stairs leading to the loft bedroom benefitting from an en suite bathroom and ample eaves storage.

Located in the heart of Wood Green, the property is a short walking distance from Wood Green Underground Station (Piccadilly Line). Situated in the popular Scotch Estate, both Riverside School and Woodside High School are minutes away and the excellent bus and transport links provide easy access to the surrounding areas and Central London. The property is moments away from local shops, amenities and schools with Wood Green Shopping Mall and White Hart Lane situated nearby. This would be an ideal opportunity for a first time buyer or home mover.



Temple  
Chambers  
CHARTERED SURVEYORS

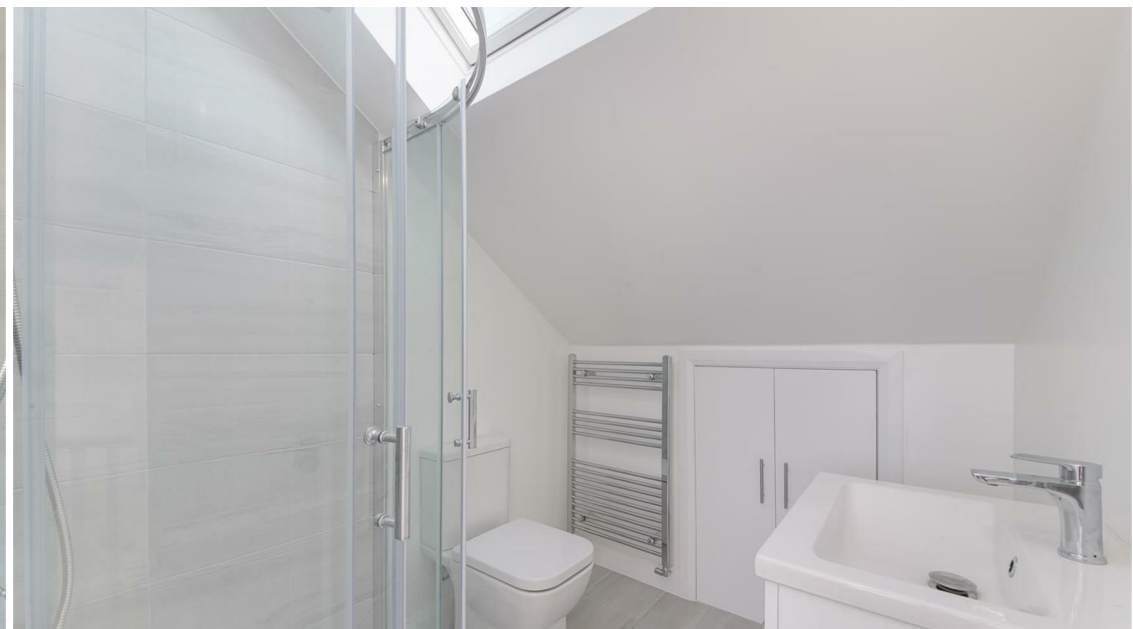
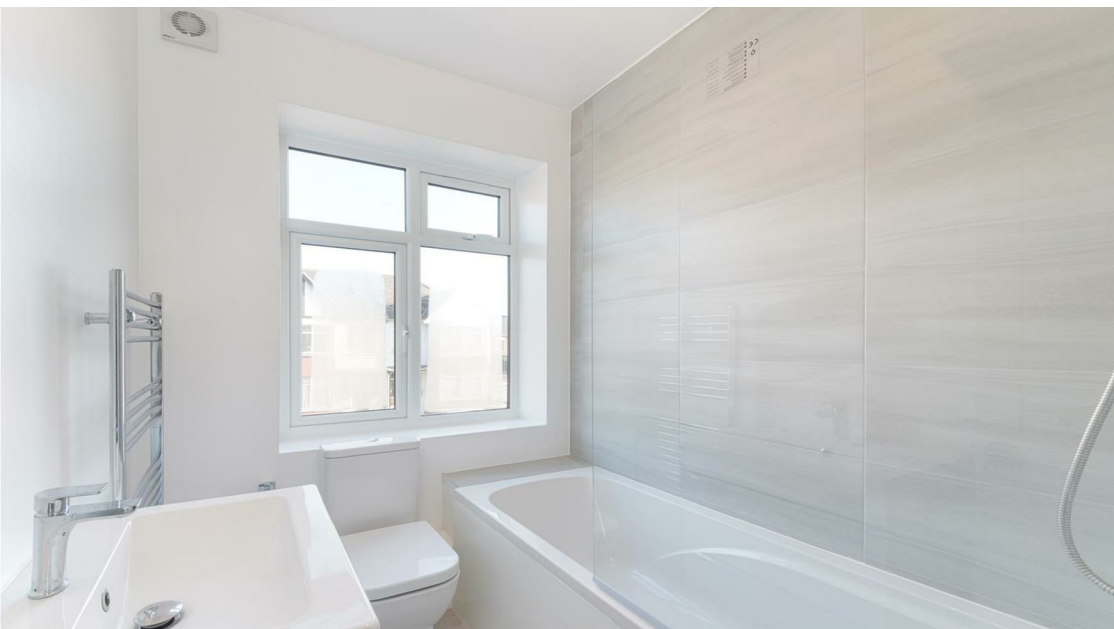
BERWICK ROAD, N22

TOTAL FLOOR AREA - 76.5 sq.m. (823 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.  
Made with Metropix. ©2020



THE PROPERTY MISDESCRIPTIONS ACT 1991. 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



473 High Street, Tottenham, London,  
N17 6QA

020 8801 2696

[www.kings-group.net](http://www.kings-group.net)



[Zoopla.co.uk](http://Zoopla.co.uk)



[rightmove.co.uk](http://rightmove.co.uk)  
The UK's number one property website

