



www.kings-group.net

473 High Street
Tottenham N17 6QA
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Napier Road, London, N17 6XX
£600,000

Kings Group are pleased to present this Victorian period three bedroom house located in a sought after location within Tottenham. The property has been well maintained with plenty of original features through out and there is potential for it to become a beautiful family home. The ground floor benefits from two reception rooms, a spacious open plan kitchen diner, ground floor w/c and private rear garden. The first floor boasts a larger than average master bedroom, two double bedrooms and a two piece family bathrooms suite with separate w/c. This would be an ideal opportunity for a family or investor.

Located in the heart of Tottenham, the property is situated in the popular Downhills Park and Philip Lane location and benefits from the regeneration currently taking place in the area. Bruce Grove Primary School and Harris Primary Academy School are both a short walking distance away and the excellent bus and transport links provides easy access to the surrounding areas and Central London. The historic Bruce Castle Museum and Bruce Castle Park is a few minutes away and the property is moments away from local shops, amenities and schools. Seven Sisters Stations (Victoria Line) is 0.6 miles from the property and provides regular trains into Central London and Liverpool Street.

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	
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