

Napier Road, London, N17 6YQ



£200,000

Cash Buyers Only. Kings Group are pleased to present this one bedroom first floor period conversion. The property is in need major updating and works throughout and benefits from an spacious living room, separate fitted kitchen, double bedroom and family bathroom suite. This would be an ideal opportunity for an investor.

Located in the heart of Tottenham, the property is situated 0.4 miles away from Bruce Grove Overground Station and benefits from the regeneration currently taking place in the area. Bruce Grove Primary School is a short walking distance away and the excellent bus and transport links provides easy access to the surrounding areas and Central London. The property is moments away from local shops, amenities and schools, and would be a great chance for anyone looking to move or invest into the area.



| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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