



www.kings-group.net

473 High Street
Tottenham N17 6QA
Tel: 020 8801 2696

Lido Square, London, N17 6AQ
£380,000

Kings Group are pleased to present this unique and beautiful two bedroom house situated within a private thriving community. The property is in immaculate condition throughout and benefits from a modern fitted kitchen, spacious light and airy lounge / dining room overlooking the private rear garden. The first floor boasts two spacious double bedrooms with a two piece family bathroom suite and separate W/C. This would be an ideal opportunity for a first time buyer or investor.

Located within a private development with private parking, 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. 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	



Temple
Chambers
CHARTERED SURVEYORS

L100 SQUARE, N17
TOTAL FLOOR AREA: 70.7 sq.m. (761 sq.ft.) approx.
Figures are provided for information only and do not constitute an offer of any financial product. The figures are based on the information provided to us by the seller and are not intended to be used for any other purpose. The figures are based on the information provided to us by the seller and are not intended to be used for any other purpose. The figures are based on the information provided to us by the seller and are not intended to be used for any other purpose.

