



www.kings-group.net

473 High Street
Tottenham N17 6QA
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Dowsett Road, London, N17 9DH
£550,000

Kings Group are pleased to present this three bedroom 1930s period house, a short distance away from Tottenham Hale Station and for sale on a chain free basis. The property has been well maintained throughout and benefits two light airy receptions which have been opened up as a through lounge, extended fitted kitchen with dining space and a south facing rear garden. The first floor boasts two double bedrooms, a comfortable single room and a modern four piece family bathroom suite. This would be an ideal opportunity for a family or an investor.

Stamford Hill, Tottenham Hale and Seven Sisters are all within a short drive and walk off Dowsett Road, offering an array of retail outlets such as Tesco, Sainsburys, Tottenham Retail Park as well as many established local businesses to cater for every day necessities. The area is well served by public transport including excellent bus, tube, rail and road transport links, with Seven Sisters (Victoria Line) and South Tottenham (London Overground) station both easily accessible.

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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