



www.kings-group.net

473 High Street
Tottenham N17 6QA
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Lordship Lane, Tottenham, N17 7QS
£265,000

Kings Group are delighted to present this one bedroom ground floor maisonette with a private rear garden for sale with no chain. The property benefits from a private front entrance, spacious light and airy living, separate fitted kitchen leading to the garden, double bedroom and a three piece family shower room suite. This would be an ideal opportunity for a first time buyer or an investor.

Situated within walking distance of both Lordship Lane Park and Bruce Castle Park, 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		

GROUND FLOOR
44.0 sq.m. (473 sq.ft.) approx.



LORDSHIP LANE, N17

TOTAL FLOOR AREA: 44.0 sq.m. (473 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the foregoing information, the measurements of areas, volumes, sizes and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. The price for the flat and garden is only an estimate and not to be relied upon by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. See the plan.

