



# SYMON SMITH

RESIDENTIAL & COMMERCIAL ESTATE AGENTS  
AND PROPERTY MANAGEMENT

240 Stamford Hill, London, N16 6TT

Sales: 020 8802 0025  
sales@symonsmith.co.uk  
Management: 020 8802 0022  
management@symonsmith.co.uk



## 45b St. Pauls Road, London, N17 0ND

**£350,000**

Located on St. Pauls Road in London, this first-floor period conversion offers practical accommodation in a convenient setting. The property includes two well-proportioned bedrooms, suitable for professionals, couples, or small families.

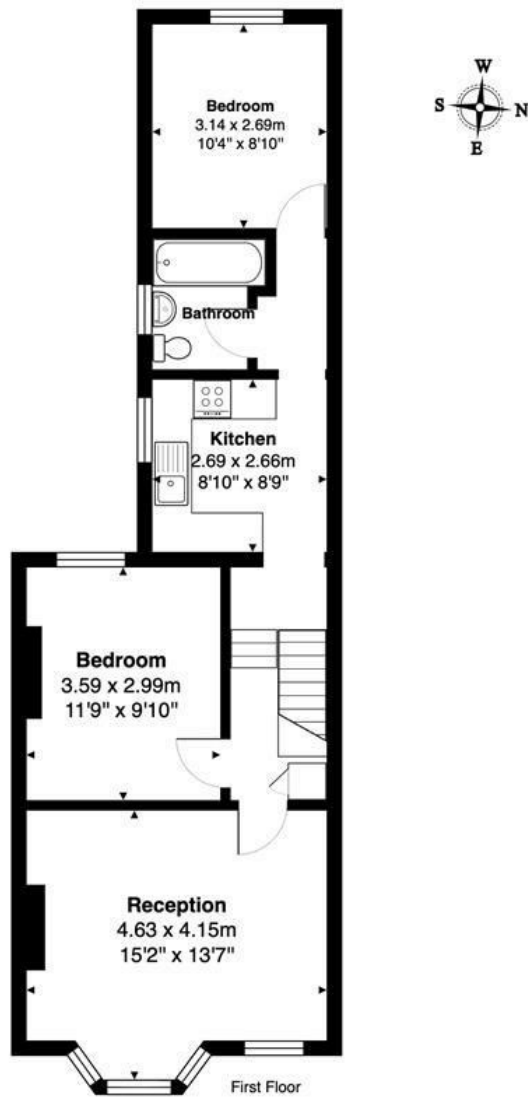
The flat retains period features and has a functional layout, with natural light throughout. The space is arranged to support comfortable day-to-day living.

The property is within walking distance of Tottenham High Road, offering a range of shops, cafes, and local amenities. Several nearby train stations provide transport links into central London and surrounding areas.

Offered chain free, this property presents a straightforward purchase opportunity in a well-connected part of London.

- Two Bedroom
- Excellent Location
- EPC Rating D
- First Floor
- Within a short walk to Tottenham High Road
- Council Tax haringey Band C
- Period Conversion
- Chain Free

St Pauls Road, LONDON, N17 0ND



Total Area: 57.3 m<sup>2</sup> ... 617 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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Symon Smith Ltd, registered in England 110 Lancaster Road, New Barnet, Herts EN4 8AL No. 3600107 VAT No. 247 764 331