



**10 Somerset Gardens
Creighton Road,
Tottenham**

**Auction Guide
£225,000 Leasehold**



10 Somerset Gardens Creighton Road, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'
- One Bedroom Flat
- First Floor
- Allocated Parking Space
- Double Bedroom
- Chain Free
- Excellent Location
- Minutes Away From White Hart Lane Overground Station
- EPC Rating : D

directly to Liverpool Street Station and excellent bus routes connecting Central London and the surrounding areas. The property is moments away from local schools, amenities and restaurants and there is further development with new shops being built alongside the new stadium. Proposals are in the pipeline for a new public square with new restaurants and shops creating new jobs and growth within the local area.

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Starting Bid £240,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Kings Group are pleased to present this one bedroom apartment located on the First floor of a purpose built development moments away from the new stadium and regeneration taking place in the area. The property is offered on a chain free basis and has been well maintained throughout benefiting from a spacious lounge, double bedroom, fitted kitchen and three-piece family bathroom suite. This would be the ideal opportunity for a first time buyer or investor.

Situated in the heart of the regeneration, the property is 0.4 miles to White Hart Lane Station with trains going

FIRST FLOOR



TOTAL FLOOR AREA : 42.0 sq.m. (452 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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