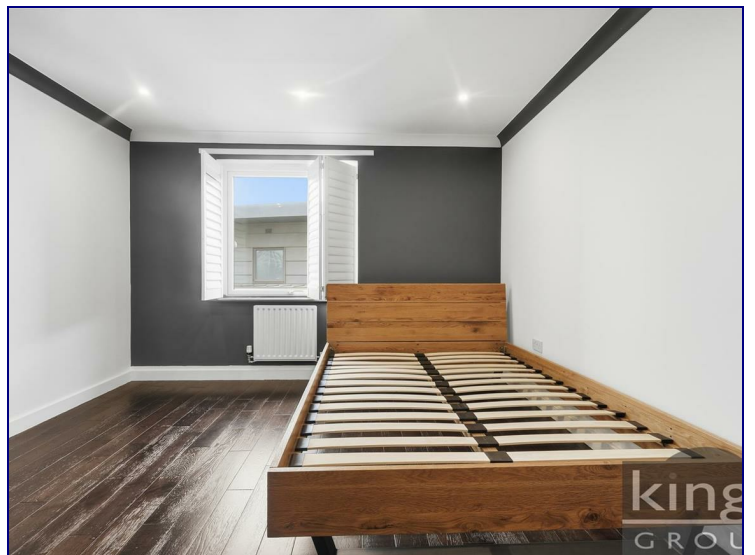
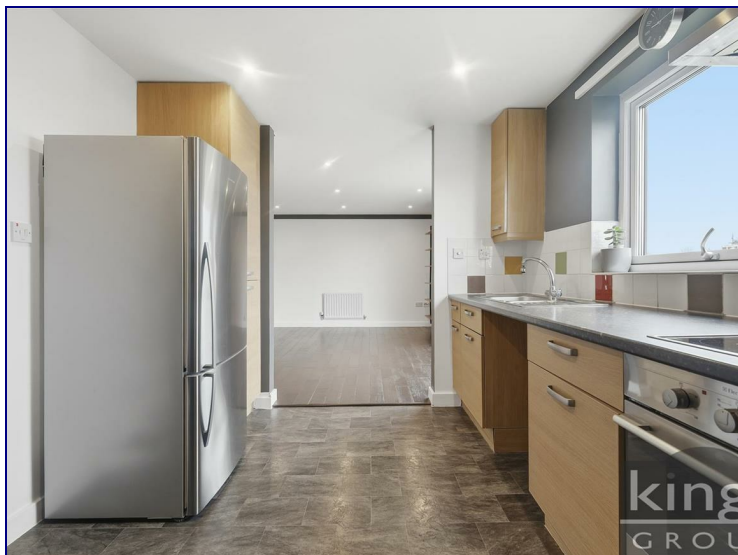


## Tottenham Green East, London, N15 4UR



**£350,000**

Kings Group are delighted to present this one bedroom modern purpose built flat situated minutes away from Seven Sisters Station for sale in a gated development. The property is situated on the third floor and benefits from great natural light flowing throughout, a naturally bright living room / diner, modern fitted kitchen, double bedroom, three-piece family Shower room suite and ample storage space throughout. This would be an ideal opportunity for a first time buyer or investor.

Situated in prime location Seven Sisters, the property is a few minutes walk to Seven Sisters Underground and Overground Station with trains going directly to Liverpool Street Station and excellent bus routes connecting the surrounding areas. The property is moments away from local schools, amenities and restaurants and there is further development with new shops and delis being in Seven Sisters and Tottenham Hale.



**Third Floor**  
Approx. 45.7 sq. metres (491.8 sq. feet)



Total area: approx. 45.7 sq. metres (491.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

