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473 High Street
Tottenham N17 6QA
Tel: 020 8801 2696

Ladysmith Road, London, N17 9AP



Offers In Excess Of £550,000

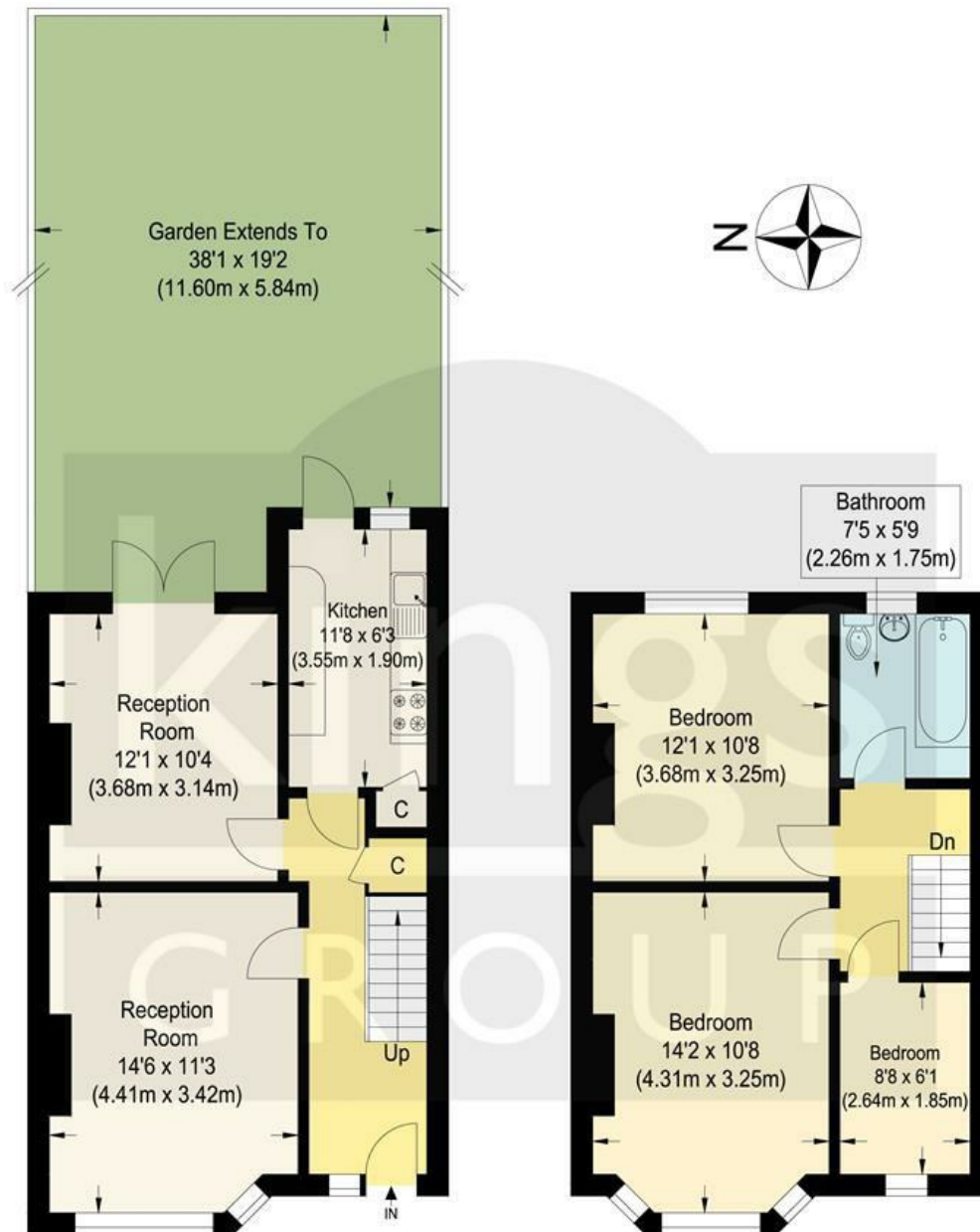
Kings Group are delighted to present this well-maintained three-bedroom 1930s period home, ideally located just a short walk from Tottenham Hale Station..

This charming property offers two spacious and naturally bright reception rooms, a fully fitted kitchen, and a private rear garden—perfect for relaxing or entertaining. Upstairs, the first floor comprises two generously sized double bedrooms, a third single bedroom, and a three-piece family bathroom suite. With its well-kept interiors and thoughtful layout, this home presents an excellent opportunity for investors.

Perfectly positioned for commuters, the home is just a short walk from Tottenham Hale's train and bus stations. Residents benefit from direct and speedy connections to Stratford and Liverpool Street via the Overground, as well as Stansted Airport (via the Stansted Express) and Central London on the Victoria Line—all reachable within minutes.

Tottenham Retail Park is close by, offering a variety of shops, restaurants, and everyday conveniences. The area is also undergoing significant regeneration, including upgrades to the station and nearby stadium.





Ground Floor

First Floor

Ladysmith Road

Approximate Gross Internal Floor Area : 84.80 sq m / 912.77 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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	

