

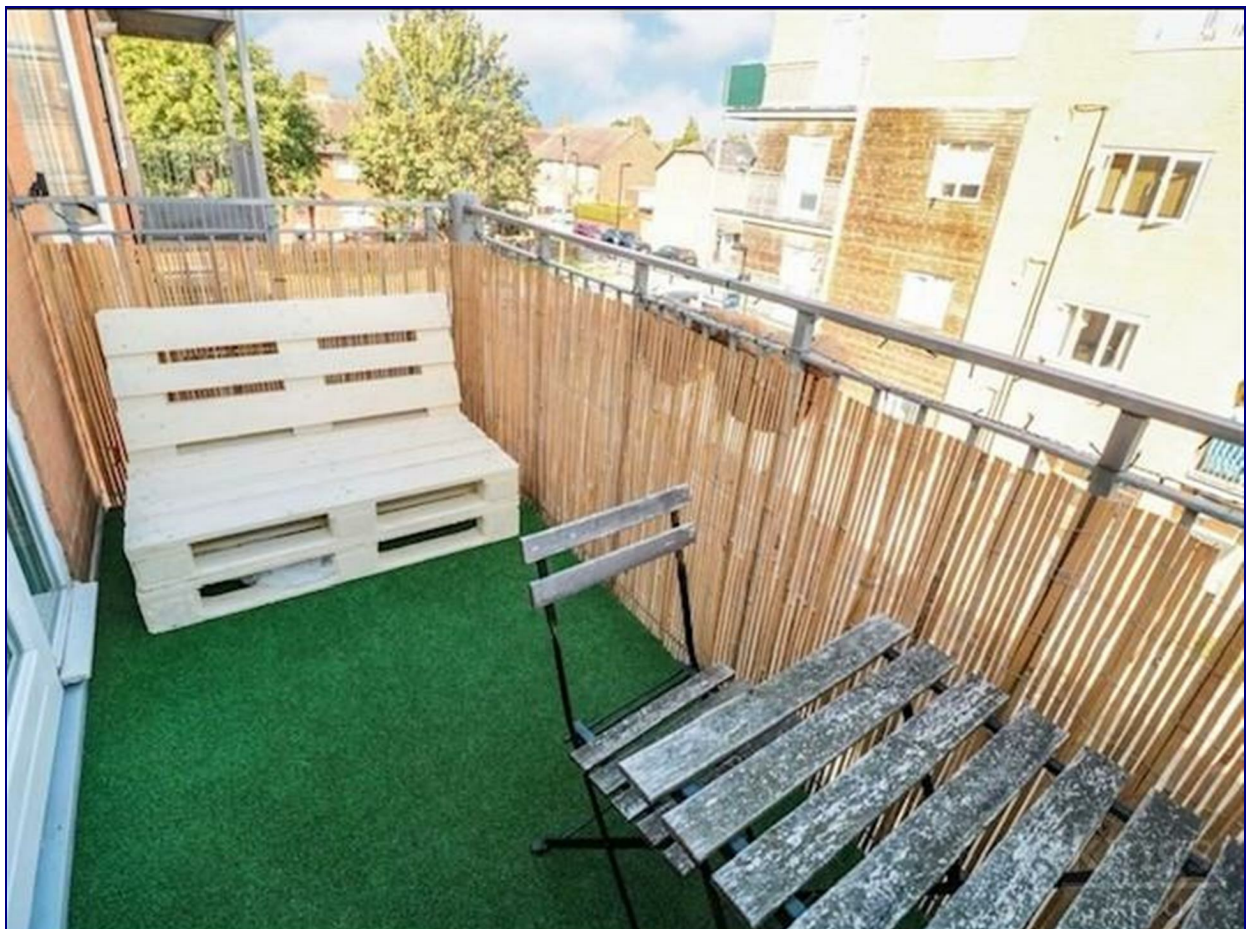
Academia Way, London, N17 8HE



£335,000

Kings Group are delighted to present this larger-than-average, two-bedroom purpose-built flat, ideally located just minutes from the High Road West regeneration project. Situated on the second floor, the property offers two generous double bedrooms, a spacious modern fitted kitchen semi-open-plan to a bright and airy dining/reception room, a contemporary three-piece family shower room, a private balcony and ample storage throughout. This flat represents an excellent opportunity for both investors and first-time buyers.

Perfectly positioned in the heart of the regeneration zone, the home is just 0.2 miles from White Hart Lane Station, providing direct trains to Liverpool Street and easy access to multiple bus routes serving Central London and surrounding areas. Local schools, amenities and restaurants are all within close reach, with further development—including new shops adjacent to the stadium—already underway. The High Road West project will introduce a new public square featuring restaurants, retail spaces, and employment opportunities, bringing exciting growth and enhanced lifestyle benefits to the area.





Floor Plan

Total floor area 71.0 sq. m. (764 sq. ft.) approx



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	



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