



12 The Avenue, Tottenham

£275,000 Leasehold



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473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- One Bedroom Flat
- Ex-Council Flat
- Well Maintained Throughout
- Separate Kitchen/Living Room
- Ground Floor
- Chain Free
- Communal Garden
- Sought After Location
- 0.3 Miles to Bruce Grove Station
- Energy Rating: C

Kings Group are pleased to present this one bedroom ground floor flat situated within a sought after location in the Bruce Grove area of Tottenham. The property benefits from a light and airy reception room, fitted kitchen, a large double bedroom, three piece family bathroom suite and storage space throughout. This property will make a great home or investment opportunity.

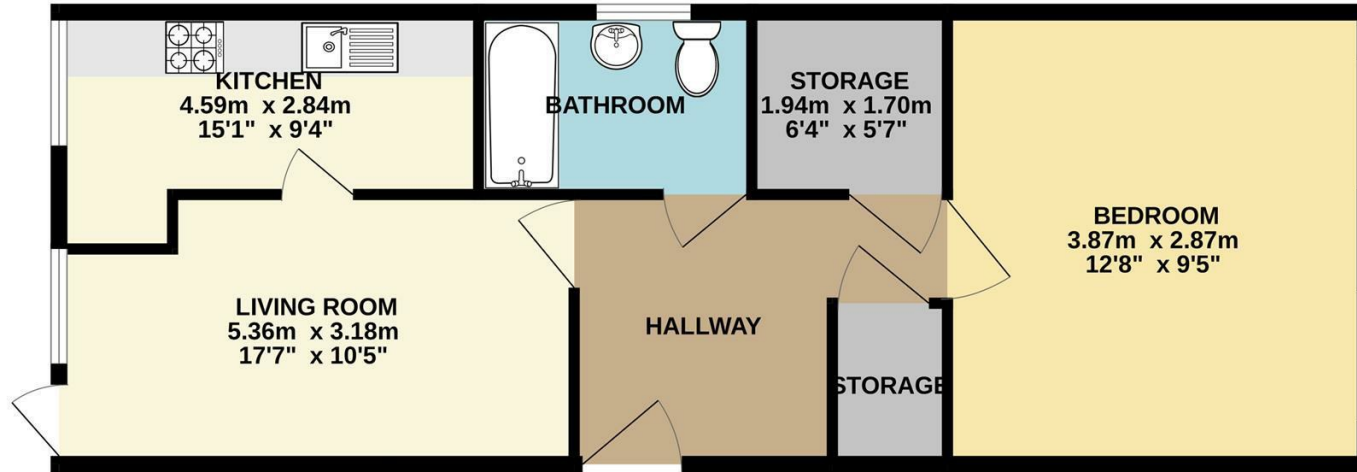
Located in the heart of Tottenham, the property is situated in the popular Bruce Grove location and benefits from the regeneration currently taking place in the area. Bruce Grove Station is 0.3 miles away and Bruce Grove Primary School is a short walking distance away and the excellent bus and transport links provides easy access to the surrounding areas and Central London. The historic Bruce Castle Museum and Bruce Castle Park is a few minutes away and the property is moments away from local shops, amenities and schools.

Council Tax Band: B

Construction Type: Standard (Brick)

Flood Risk: Rivers & Seas – Very Low | Surface Water – Very Low

GROUND FLOOR
57.0 sq.m. (614 sq.ft.) approx.



TOTAL FLOOR AREA : 57.0 sq.m. (614 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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