



**Flat 12, Wicklow House
Stamford Hill, Tottenham**

£350,000 Leasehold



Flat 12, Wicklow House Stamford Hill, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Two Bedroom Flat
- First Floor
- Chain Free
- In Need Of Modernisation
- Two Double Bedrooms
- Two Piece Bathroom With Separate W/C
- Fitted Kitchen
- Excellent Location
- 0.4 Miles To Stoke Newington Overground Station
- EPC Rating : C

weekend strolls and outdoor leisure. For commuters, Stoke Newington Overground Station is just a 10-minute walk away, providing swift connections to Liverpool Street in just 15 minutes and easy access to the West End via the Victoria Line, with a convenient change at Seven Sisters.

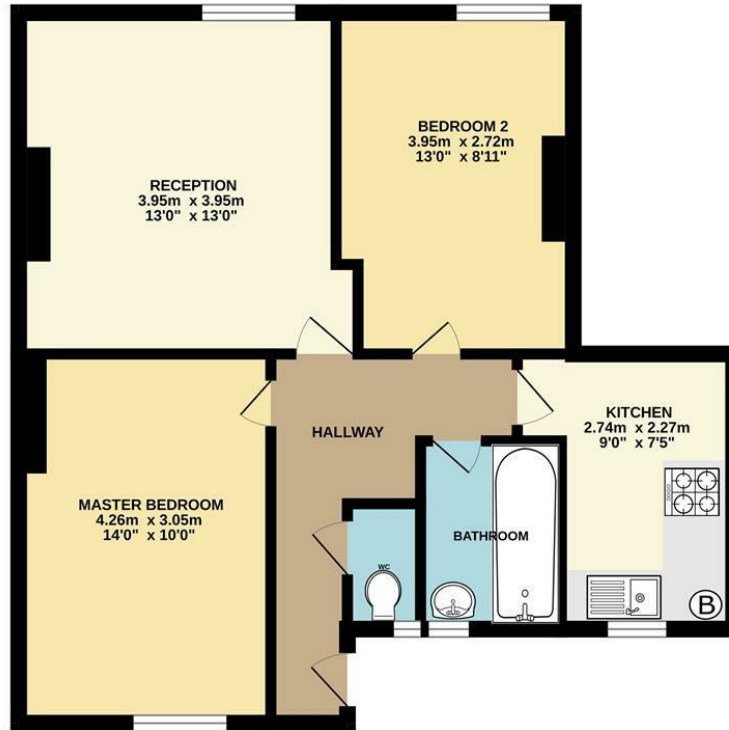
Council Tax Band B
Lease - 90 Years Remaining
Ground Rent - £10.00 Per Annum
Service Charge - £1,250.00 Per Annum
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

Kings Group are delighted to present this spacious two-bedroom first-floor flat, offering approximately 603 sq ft of well-laid-out internal accommodation. The property comprises two generously sized double bedrooms, a bright and airy reception room, a separate fitted kitchen, a two-piece family bathroom, and a separate W/C for added convenience. While the flat is in need of modernisation, it presents a fantastic opportunity to personalise and create a home tailored to your taste—ideal for first-time buyers or investors looking to add value. Additional benefits include lift access and a communal outdoor play area, making it suitable for a range of buyers including families.

This is a great chance to secure a property with potential in a well-connected and popular location.

Wicklow House enjoys a prime location just moments from the lively Stamford Hill Road, with easy access to the vibrant Stoke Newington High Street and the ever-popular Church Street. The area is well known for its eclectic mix of independent cafés, stylish boutiques, and a fantastic selection of eateries. Residents can also enjoy the open green spaces of nearby Clissold Park – perfect for

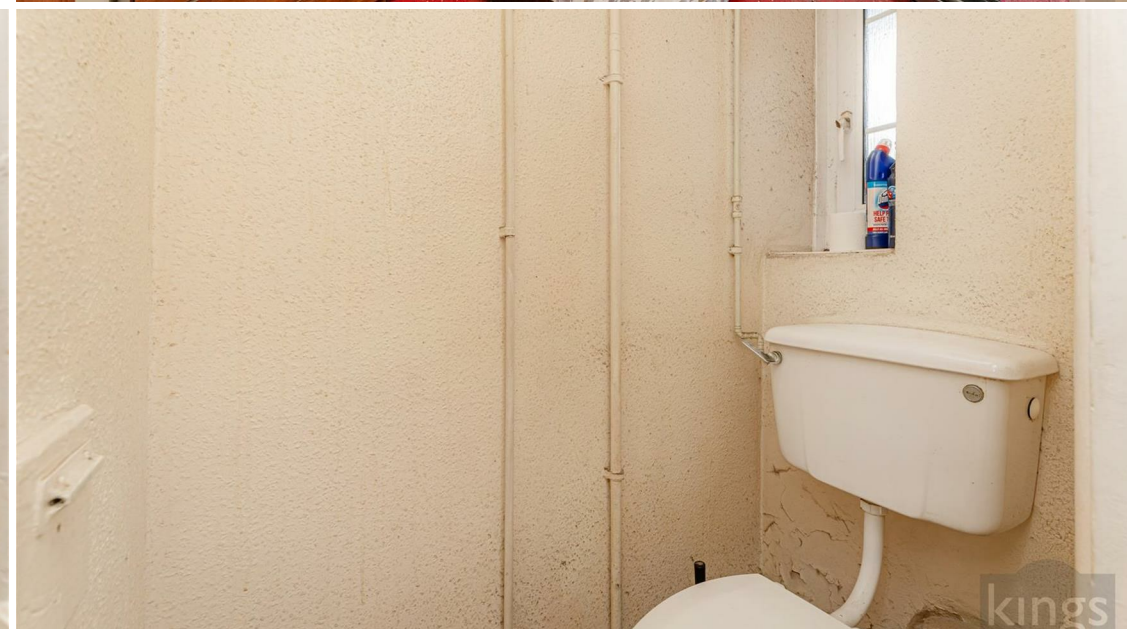
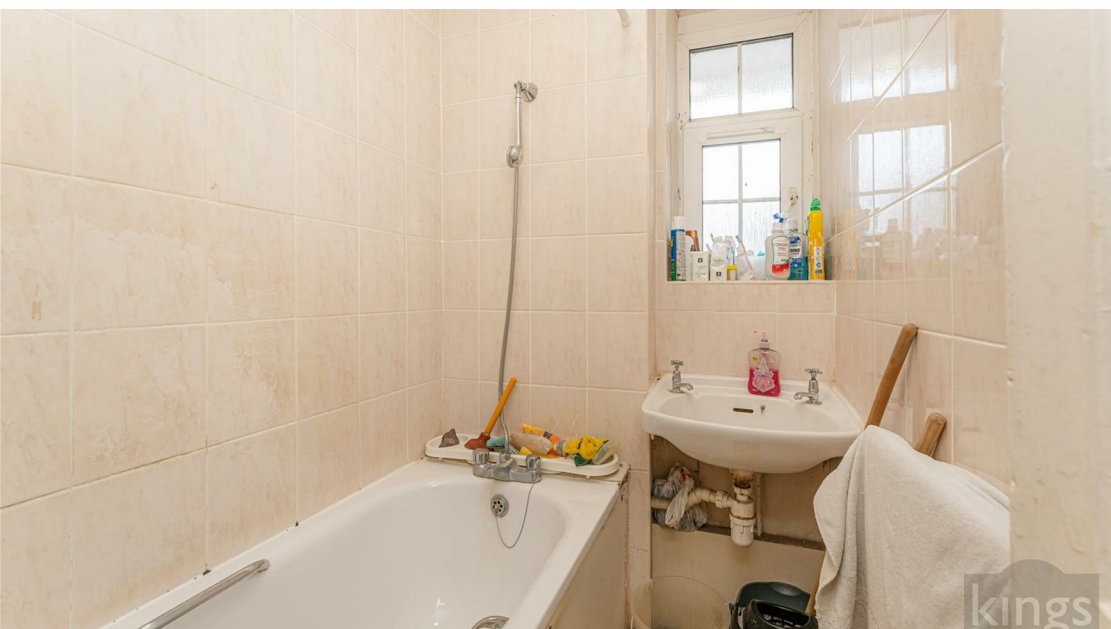
GROUND FLOOR
55.0 sq.m. (592 sq.ft.) approx.



TOTAL FLOOR AREA: 55.0 sq.m. (592 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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