



**69a Northumberland Park,
Tottenham**

**£325,000 Leasehold -
Share of Freehold**



69a Northumberland Park, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

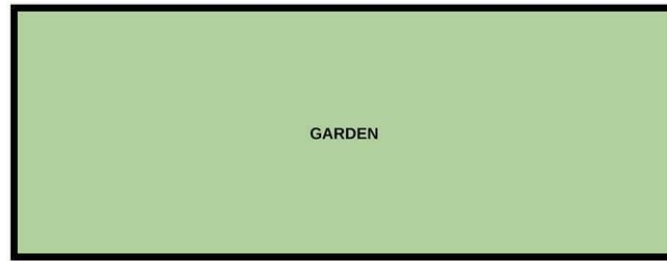
- Two Bedroom Maisonette
- Share of Freehold
- First Floor
- Private Rear Garden
- Double Bedrooms
- Separate Kitchen and Living Room
- Well Maintained
- Excellent Location
- Minutes Away From White Hart Lane Station
- Awaiting EPC rating

Council Tax Band B
Lease - 900 Years Remaining
Construction Type - Standard (Brick)
Flood Risk - Rivers & Seas: Very Low, Surface Water:
Very Low

Kings Group are delighted to present this two bedroom first floor maisonette benefitting from a share of the freehold with a private rear garden. The property has been well maintained throughout and benefits from a spacious light and airy living room, modern fitted kitchen, two double bedrooms, three-piece family bathroom suite and private rear garden. This would be an ideal opportunity for a first time buyer or investor.

Situated in the heart of the regeneration, the property is a few minutes walk to both White Hart Lane and Northumberland Park Station with trains going directly to Liverpool Street Station and excellent bus routes connecting the surrounding areas. It is also only minutes by train or bus to Tottenham Hale Station (Victoria Line and Stansted Express) with a fast connection to Central London. The property is moments away from local schools, amenities and restaurants and there is further development with new shops and delis being built alongside the stadium. The High Road West project proposes a new public square with new restaurants and shops creating new jobs and growth within the local area.

FIRST FLOOR FLAT
50.8 sq.m. (547 sq.ft.) approx.



TOTAL FLOOR AREA: 50.8 sq.m. (547 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. The 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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