



**Flat 7 Somerset Gardens
Creighton Road,
Tottenham**

£310,000 Leasehold



Flat 7 Somerset Gardens Creighton Road, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Two Bedroom Flat
- First Floor
- Well Maintained Throughout
- Long Lease: 119 Years
- Double Bedrooms
- Purpose Built
- Allocated Parking Space
- Excellent Location
- 0.3 Miles to White Hart Lane Overground Station
- EPC Rating : D

Kings Group are proud to present this spacious and beautifully maintained two-bedroom first-floor apartment, ideally located in the heart of Tottenham's thriving regeneration zone. Perfect for first-time buyers or investors, this modern property offers a blend of comfort, convenience, and long-term potential in one of North London's fastest-growing areas.

The apartment features two generous double bedrooms, a stylish three-piece family bathroom, a bright and airy reception room filled with natural light, and a contemporary fitted kitchen. The development itself offers the added benefits of residents' and visitors' parking as well as well-kept communal gardens, creating a peaceful and welcoming environment.

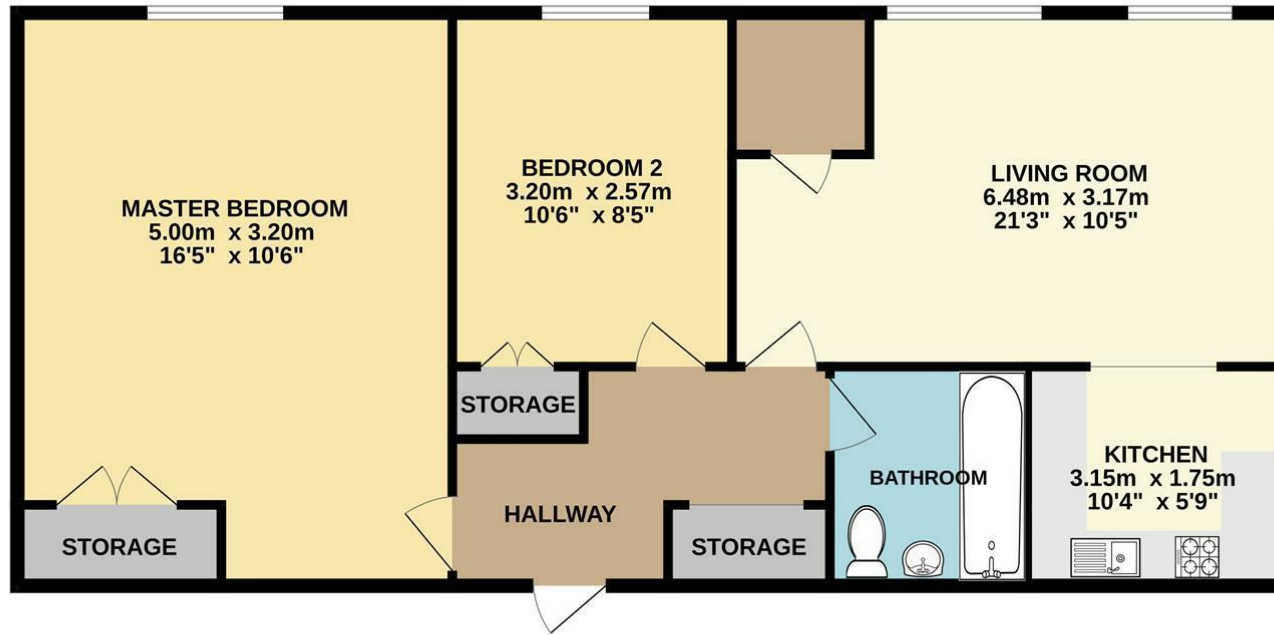
Located just 0.3 miles from White Hart Lane Station, the property provides excellent transport links with direct trains to Liverpool Street Station and numerous bus routes into Central London and surrounding areas. A wide range of local schools, shops, and amenities are all within easy reach, making this a highly practical and desirable location.

Set within the heart of one of North London's most significant regeneration projects, the area is undergoing major transformation. The nearby Tottenham Hotspur Stadium has sparked ongoing investment, including the development of new shops, restaurants, and a proposed public square that will further enhance the local landscape, boost employment, and drive future growth.

This is a rare opportunity to secure a stylish, well-located home in a vibrant and rapidly developing part of London. Contact Kings Group today to arrange your viewing.

Council Tax Band C
Lease - 119 Years Remaining
Ground Rent - £250.00 Per Annum
Service Charge - £2,380.00 Per Annum
Flood Risk - Rivers & Seas: Very Low, Surface Water: Medium

FIRST FLOOR
62.0 sq.m. (667 sq.ft.) approx.



TOTAL FLOOR AREA : 62.0 sq.m. (667 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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