



**Flat 7 Fenman Court
Shelbourne Road,
Tottenham**

**Guide Price £310,000
Leasehold**



Flat 7 Fenman Court Shelbourne Road, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

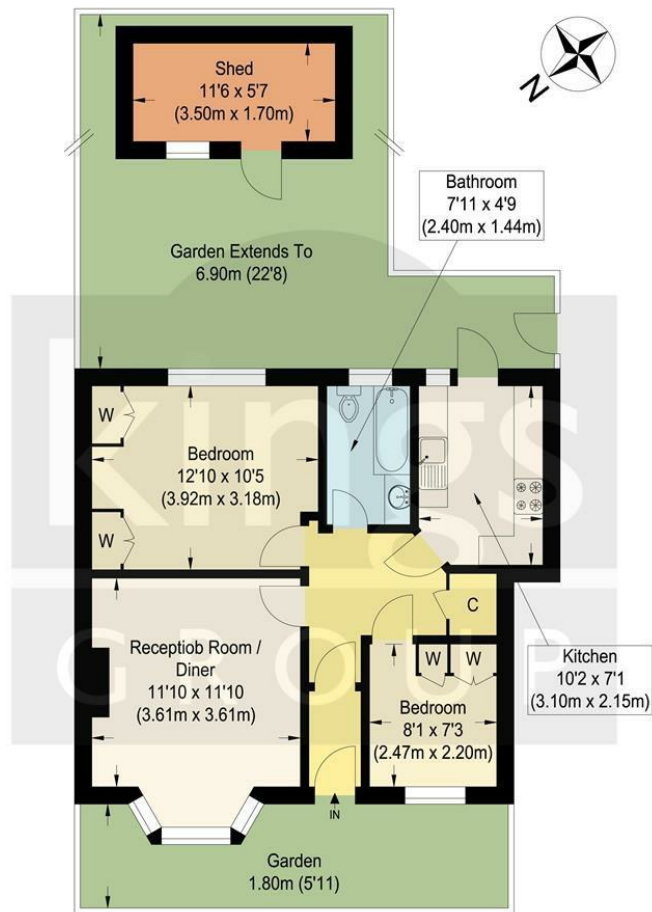
- Two Bedroom Flat
- Ground Floor
- Chain Free
- Two Double Bedrooms
- Private Rear Garden
- Fitted Kitchen
- In Need Of Modernisation
- Excellent Location
- 0.2 Miles To Northumberland Park Overground Station
- EPC Rating : E

esteemed Harris Academy Primary School is just a short stroll away, making it an ideal choice for families with young children. Don't miss out on this fantastic opportunity to be part of the exciting transformation happening in Tottenham. Whether you're looking to settle down or make a smart investment, this maisonette on Shelbourne Road is sure to exceed your expectations.

Kings Group are delighted to present this chain free two bedroom ground floor flat. This property is in need of modernisation throughout and boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day, fitted kitchen, two double bedrooms and a three-piece family bathroom. Additionally, the private rear garden provides a lovely outdoor space to enjoy.

Nestled in the vibrant Shelbourne Road, London, this charming upper maisonette offers a fantastic opportunity for those seeking a new home or a savvy investment in the heart of Tottenham. The location is simply unbeatable, being a mere 0.2 miles from the Northumberland Park overground station, ensuring convenient connections to various parts of London. With excellent bus and transport links at your doorstep, accessing the surrounding areas and Central London couldn't be easier. Local shops, amenities, and schools are just moments away, adding to the convenience and appeal of this property.

One of the standout features of this property is its proximity to the ongoing regeneration in the area, promising a bright future for residents. Additionally, the



Fenman Court, N17

Approximate Gross Internal Floor Area : 52.30 sq m / 562.95 sq ft
(Excluding Shed)

Shed Area : 5.90 sq m / 63.50 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.





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