



**2 The Weymarks Weir Hall  
Road, Tottenham**

**Guide Price £190,000  
Leasehold**





## 2 The Weymarks Weir Hall Road, Tottenham

473 High Street, Tottenham, London,  
N17 6QA

020 8801 2696  
[www.kings-group.net](http://www.kings-group.net)

- One Bedroom
- Ground Floor
- Well Maintained Throughout
- Front Garden
- Lease : 100+ Years
- Double Bedroom
- Storage Space Throughout
- Excellent Location
- 0.6 Miles To White Hart Lane Overground Station
- EPC Rating : C

Council Tax Band B  
Lease - 105 Years Remaining  
Ground Rent - £10.00 Per Annum  
Service Charge - £1,574.92 Per Annum  
Construction Type - Standard (Brick)  
Flood Risk - Rivers & Seas: Very Low, Surface Water: Low

### CASH BUYERS ONLY!

Kings Group are delighted to present this one bedroom ground floor flat . The property is well maintained throughout and benefits from a spacious lounge, fitted kitchen, three piece family bathroom and double bedroom with built in wardrobe space. The property further benefits from some outdoor space to the front and has storage space throughout the flat. This would be an ideal opportunity for first time buyers or an investor.

Located minutes away from the regeneration currently taking place, the property is conveniently located next to excellent transports links, the A10 dual carriageway, access to schools and local amenities. Devonshire Hill Nursery and Primary School is conveniently located opposite the property and Wilbury Primary School is minutes away. White Hart Lane Station is a short distance away with excellent bus routes allowing easy access into Central London and the surrounding areas. There is further development in the area with the renovation of the surrounding train stations and completion of Tottenham Hotspur Football Club creating new jobs and opportunities.

GROUND FLOOR



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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