

Briaris Close, London, N17 0JB



£375,000

Kings Group are delighted to present this well-maintained two-bedroom ground floor garden flat, ideal for first-time buyers or investors alike.

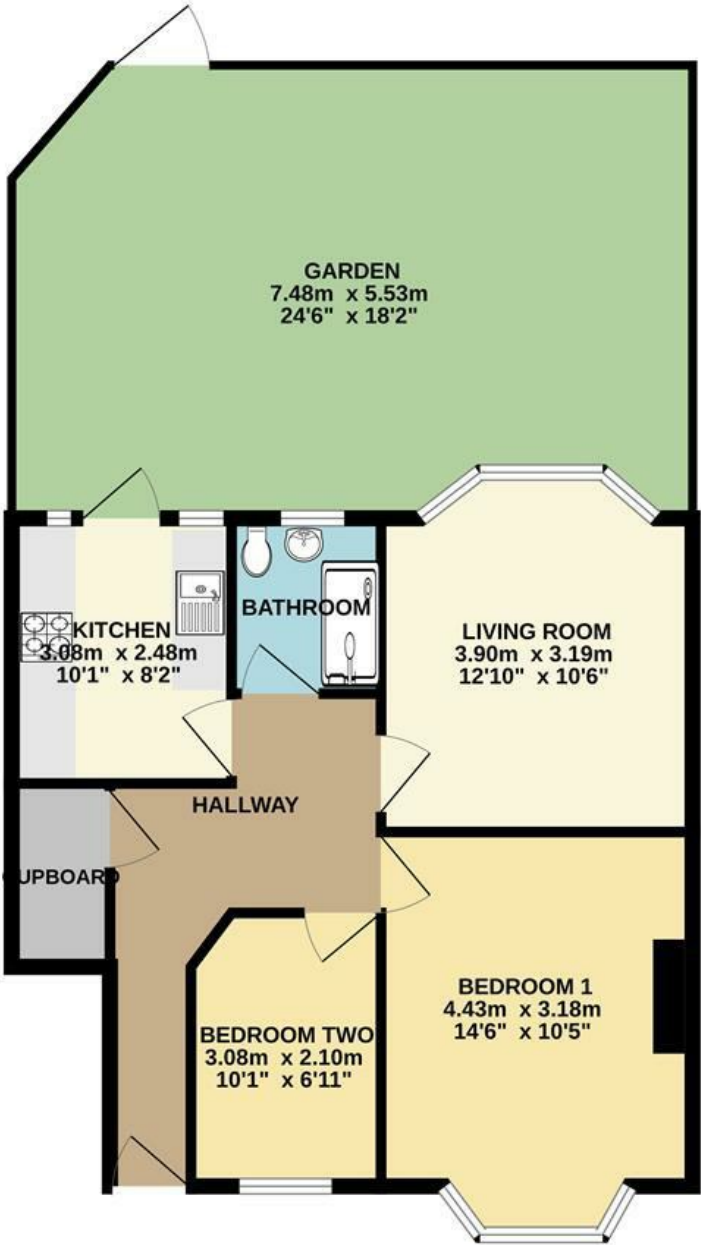
The property offers a bright and spacious living room filled with natural light, a stylish fitted kitchen, two generously sized double bedrooms, and a contemporary three-piece family bathroom suite. the property further benefit from access to a private rear garden, perfect for relaxing or entertaining.

Ideally located in the heart of a vibrant regeneration zone, the flat is just a short walk from both White Hart Lane and Northumberland Park Stations, offering direct trains to Liverpool Street. Excellent bus links also serve the area, while Tottenham Hale Station (Victoria Line and Stansted Express) is only minutes away by train or bus, providing swift connections to Central London.

The local area continues to evolve, with a range of schools, shops, amenities, and restaurants just moments away. Exciting developments—including new delis, retail outlets, and the High Road West regeneration project—promise a dynamic future, featuring a new public square, dining options, and job opportunities, all enhancing the appeal of this thriving North London neighbourhood.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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