



**Flat 15, Rayleigh Court
New Road, Tottenham**

**Guide Price £335,000
Leasehold**



Flat 15, Rayleigh Court New Road, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Two Bedroom Flat
- Immaculate Condition
- Balcony
- Top Floor
- Double Glazed
- Modern Fitted Kitchen
- Purpose Built
- Excellent Location
- 0.8 Miles To Woodgreen Underground Station
- EPC Rating : E

and several bus routes offering quick access into Central London and beyond.

A fantastic opportunity for buyers seeking a bright and conveniently located home in North London, Rayleigh Court is not to be missed.

Council Tax Band C
Lease - 135 Years Remaining
Service Charge - £800 Per Annum
Construction Type - Standard (Brick)
Flood Risk - Rivers & Seas: Very Low, Surface Water:
Very Low

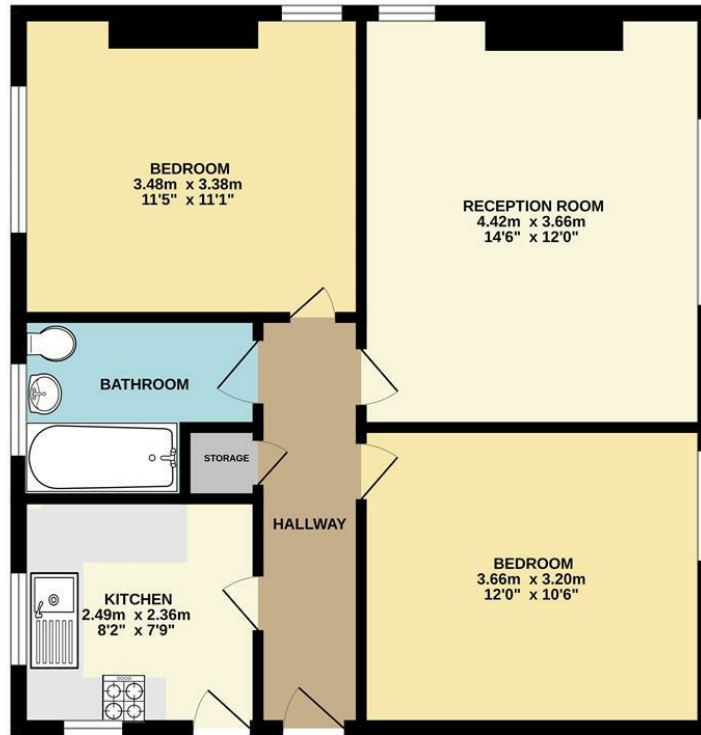
Kings Group are delighted to present this well-presented 2-bedroom top-floor flat located at Rayleigh Court, New Road, N22 5EU — offering a perfect blend of comfort, light, and convenience.

Situated in a well-regarded residential area, this property is ideal for first-time buyers, professionals, or investors looking for a well-connected home with easy access to local amenities and transport links.

The flat features two generously sized bedrooms, providing comfortable and versatile living space. The bright and spacious living room is ideal for both relaxing and entertaining, benefiting from an abundance of natural light due to its top-floor position. The modern, fully-fitted kitchen offers plenty of storage and worktop space, making it a practical area for everyday use. A well-maintained three-piece family bathroom completes the property.

Positioned on New Road, the flat is close to a wide range of local amenities including shops, cafes, and highly regarded schools. Excellent transport links are nearby, with Wood Green Underground Station (Piccadilly Line)

SECOND FLOOR
57.0 sq.m. (614 sq.ft.) approx.



TOTAL FLOOR AREA : 57.0 sq.m. (614 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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