



www.kings-group.net

473 High Street
Tottenham N17 6QA
Tel: 020 8801 2696

Hamilton Close, London, N17 9EF
£260,000

- One Bedroom Flat
- Chain Free
- Quiet Cul-De-Sac
- Storage Spaces throughout
- 0.4 Miles To Tottenham Hale Station

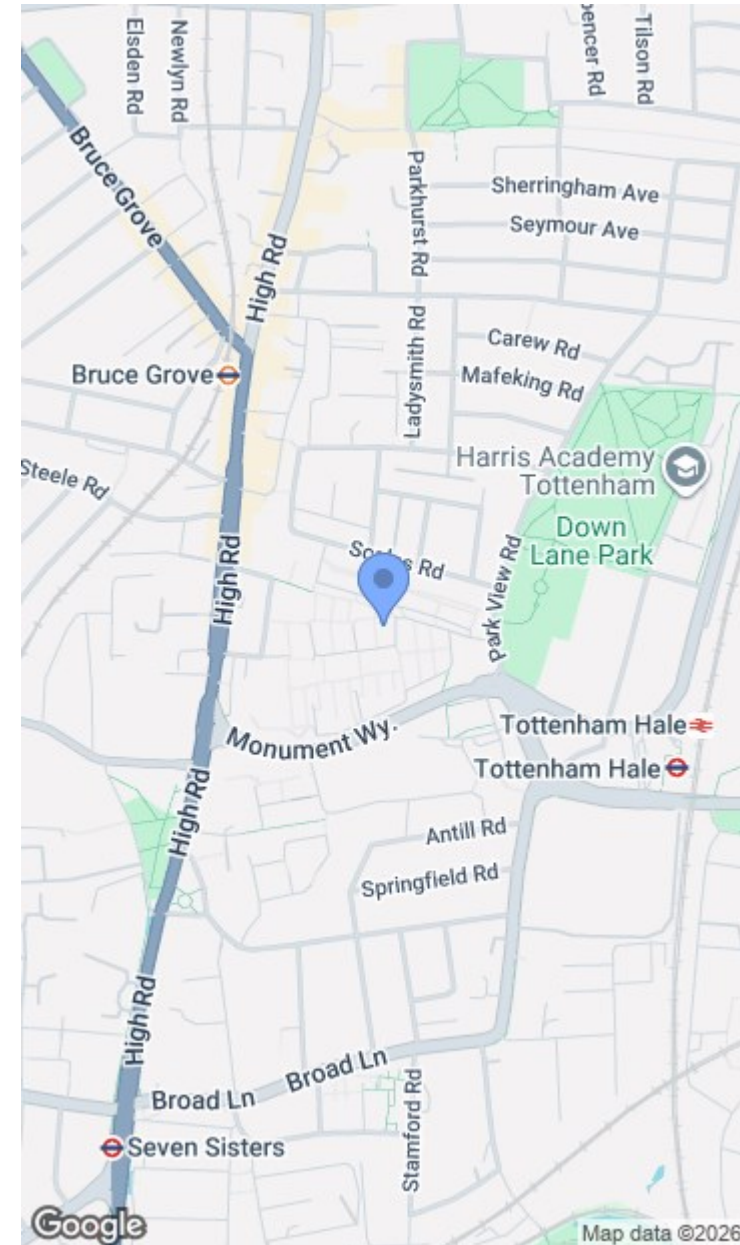
- Ground Floor
- Well Maintained Throughout
- Communal Garden
- Excellent Location
- EPC Rating : C

Kings Group are proud to present this well maintained one-bedroom ground-floor flat, ideally situated in a quiet cul-de-sac just minutes from Tottenham Hale Station. well presented throughout, this home features a bright and spacious lounge that opens onto a communal garden, perfect for relaxing or entertaining. The fitted kitchen is sleek and practical, complemented by a generous double bedroom and a three-piece bathroom. Further benefits include three large storage cupboards, offering exceptional storage space rarely found in similar properties. This property presents an outstanding opportunity for first-time buyers, couples, or investors alike.

Ideally positioned just a short walk from Tottenham Hale Station, offering fast and convenient access to Central London via the Victoria Line, National Rail and Stansted Express. Residents benefit from close proximity to Tottenham Hale Retail Park, providing a wide selection of shops, supermarkets, and dining options. For outdoor leisure, Down Lane Park is moments away, offering green open space, children's play areas, and sports facilities.

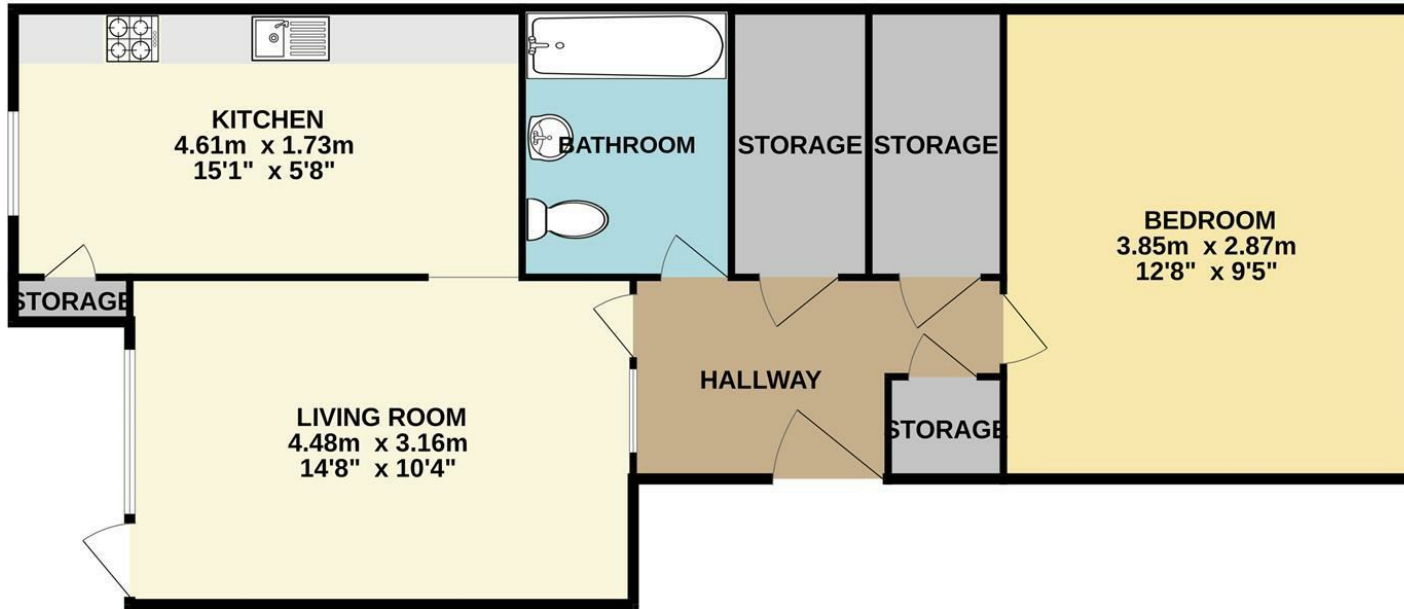
The area continues to thrive, with ongoing regeneration projects improving transport links, public spaces, and the local high street—while retaining its vibrant community atmosphere and access to traditional food markets.

Council Tax Band B
 Lease - 104 Years Remaining
 Service Charge - £1,150.00 Per Annum
 Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low





GROUND FLOOR
52.0 sq.m. (560 sq.ft.) approx.



TOTAL FLOOR AREA : 52.0 sq.m. (560 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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