

Mafeking Road, London, N17 9BG



£530,000

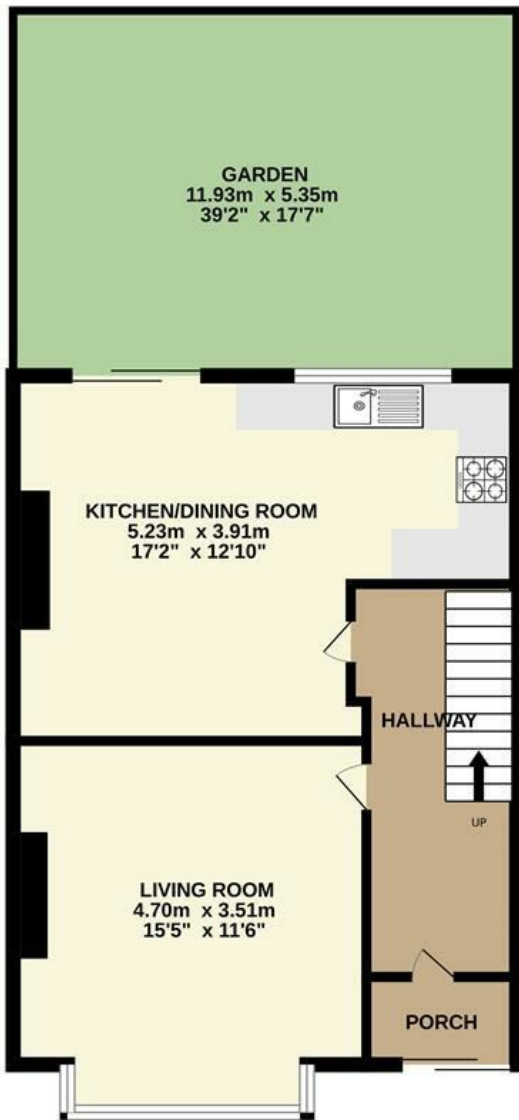
Kings Group are delighted to present this well-maintained three-bedroom 1930s period home, ideally located just a short walk from Tottenham Hale Station. The property is being sold with tenants in situ, making it an ideal turnkey investment for buyers seeking immediate rental income.

This charming property offers a spacious and naturally bright reception room, an open-plan dining area with a fully fitted kitchen, and a private rear garden—perfect for relaxing or entertaining. Upstairs, the first floor comprises two generously sized double bedrooms, a third single bedroom, and a three-piece family bathroom suite. With its well-kept interiors and thoughtful layout, this home presents an excellent opportunity for investors.

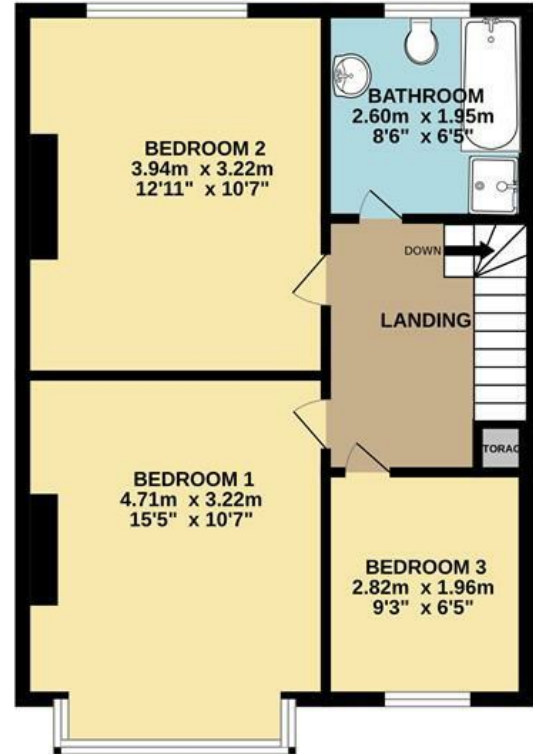
Perfectly positioned for commuters, the home is just a short walk from Tottenham Hale's train and bus stations. Residents benefit from direct and speedy connections to Stratford and Liverpool Street via the Overground, as well as Stansted Airport (via the Stansted Express) and Central London on the Victoria Line—all reachable within minutes.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 83.0 sq.m. (893 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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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	81

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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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