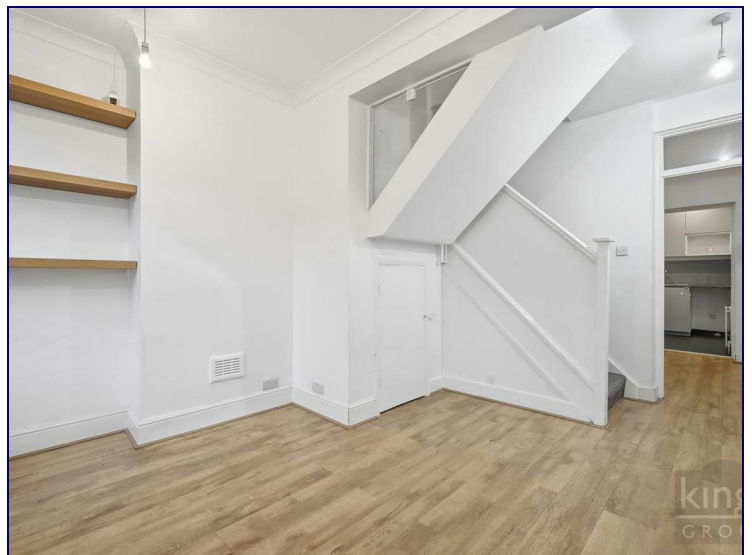


Spigurnell Road, London, N17 7PP



£425,000

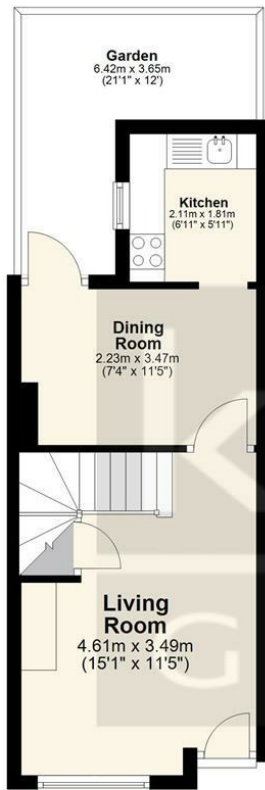
Kings Group are pleased to offer this charming two-bedroom terraced house, positioned on the ever-popular Spigurnell Road, within the heart of the Tower Gardens Conservation Area—an area well regarded for its period homes, tree-lined streets, and strong community feel.

The ground floor provides two separate reception rooms, ideal for use as a front living room and rear dining space, along with a separate kitchen to the rear, offering scope to reconfigure or extend (subject to planning). The layout reflects the traditional style of homes in the area and lends itself well to both family living and entertaining. Upstairs, the property features two genuine double bedrooms and a first-floor family bathroom, maintaining the classic arrangement typical of Tower Gardens houses.

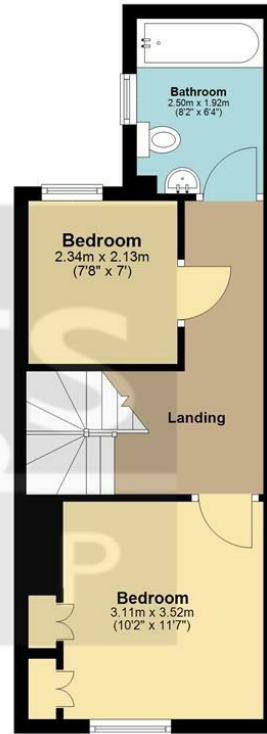
The location is a key highlight, with Tower Gardens Park moments away, offering green open space, children's play areas, and tennis courts. The property is also well positioned for access to Bruce Grove Overground Station,



Ground Floor



First Floor



Total area: approx. 58.4 sq. metres (629.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Spigurnell Road

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 (CO₂) 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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