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

## Mount Pleasant Road, London, N17 6TR



**Guide Price £375,000**

Kings Group is proud to present this charming three-bedroom second-floor flat, ideally situated in the highly sought-after Downhills Park area of Tottenham. Offered with no onward chain and brimming with potential, this spacious property is in need of modernisation throughout—making it a fantastic opportunity for first-time buyers or investors looking to add value.

The layout comprises a bright and airy living room, a well-appointed kitchen, a three-piece family bathroom, two generous double bedrooms, and a third single bedroom—ideal as a nursery, home office, or guest room.

Perfectly positioned just 0.6 miles from Bruce Grove Overground Station, the property offers excellent transport links into Central London and beyond. It is also well-placed to benefit from the ongoing regeneration of the Tottenham area. Families will appreciate the close proximity to Bruce Grove Primary School, as well as a wide range of local shops, parks, amenities, and other reputable schools nearby.

Combining period charm, a desirable location, and significant potential for improvement, this is a home not to be missed.





## SECOND FLOOR



TOTAL FLOOR AREA : 65.0 sq.m. (700 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Associated Offices in London, Essex and Hertfordshire  
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

