



**Flat 49 Somerset Hall, Tottenham
£290,000 Leasehold**

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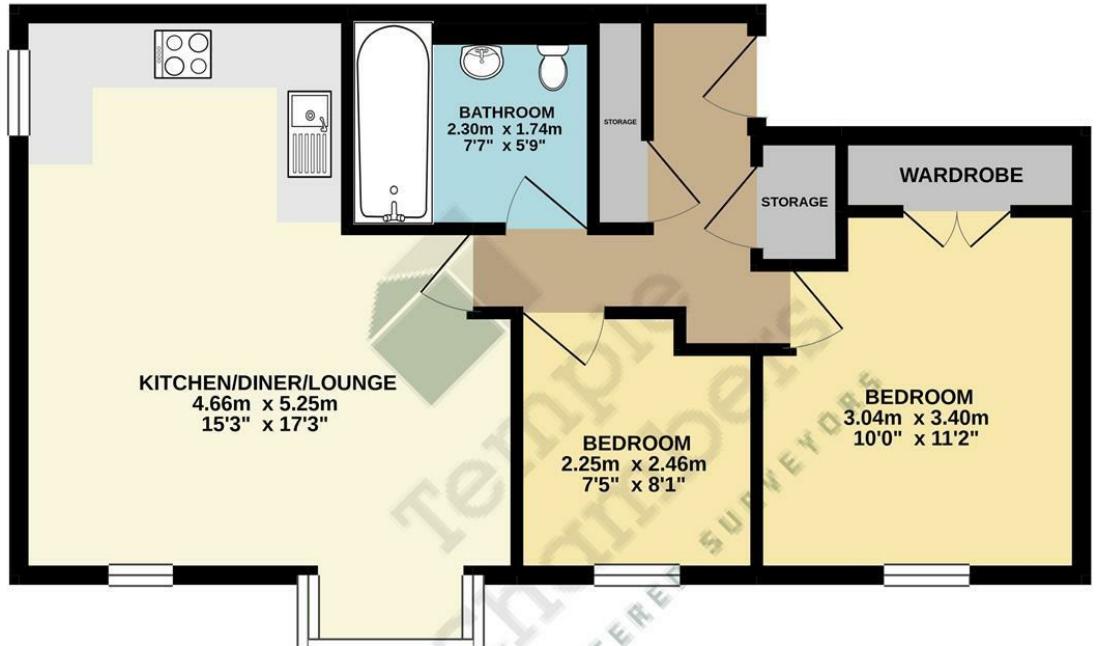
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- Two Bedroom Flat
- Immaculate Condition Throughout
- Purpose Built
- Double Bedrooms
- First Floor
- Communal Gardens and Residents Parking
- Chain Free
- Excellent Location
- Minutes Away From White Hart Lane Station
- EPC Rating: C

Kings Group are delighted to offer this immaculate two-bedroom, first-floor purpose-built flat, ideally located just moments from the High Road West regeneration project. The property is presented in excellent condition throughout and features a bright and spacious open-plan lounge with a modern, fully fitted kitchen and dining area. Further benefits include two generous double bedrooms, a contemporary three-piece family bathroom suite, and ample storage space. This property represents an ideal opportunity for both first-time buyers and investors alike.

Positioned at the heart of an exciting regeneration area, the flat is within easy reach of White Hart Lane Station, providing direct connections to Seven Sisters Station (Victoria Line) and onward travel to Liverpool Street. A range of excellent bus routes offer convenient access to Central London and surrounding areas. The property is also close to local schools, shops, amenities, and restaurants, with further development underway, including new retail outlets alongside the stadium. Plans are also in place for a new public square featuring additional shops and restaurants, bringing increased employment opportunities and long-term growth to the area.

1ST FLOOR
49.5 sq.m. (533 sq.ft.) approx.



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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor



473 High Street, Tottenham, London,
N17 6QA

020 8801 2696

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