



**33 Hawthorne House
Grovelands Road,
Tottenham**

**40% Shared
ownership £130,000
Leasehold**



33 Hawthorne House Grovelands Road, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- One Bedroom Flat
- Third Floor
- Immaculate Condition Throughout
- Spacious Modern Open Plan Kitchen / Lounge
- Private Balcony
- Lift Access
- Shared Ownership
- Sought After Location
- 0.7 Miles to Seven Sisters Station
- EPC Rating : C

40% Shared Ownership

Kings Group is proud to present this immaculate one-bedroom apartment, set on the third floor of a secure gated development in a highly sought-after location.

This well-maintained flat features a spacious open-plan lounge and modern fitted kitchen, leading to a private balcony, along with a generous double bedroom with fitted wardrobes and a stylish three-piece bathroom suite. Additional benefits include secure video entry system and lift access throughout the building.

Ideally situated on Grovelands Road, the property is moments from the scenic Markfield Park and the River Lea, offering beautiful walks and green open spaces, including nearby Springfield Park. The vibrant area of Stoke Newington is also close by, with a wide selection of restaurants, cafes, bars, and pubs to enjoy.

Excellent transport links are within easy reach, including Stamford Hill, Tottenham Hale, and Seven Sisters stations, as well as a variety of local shops, supermarkets, and

retail parks for everyday convenience. The area is well-connected by bus, rail, tube, and road networks, making commuting simple and efficient.

Council Tax Band B
Lease - 106 Years Remaining
Service charge - £1,943.88 Per Annum
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

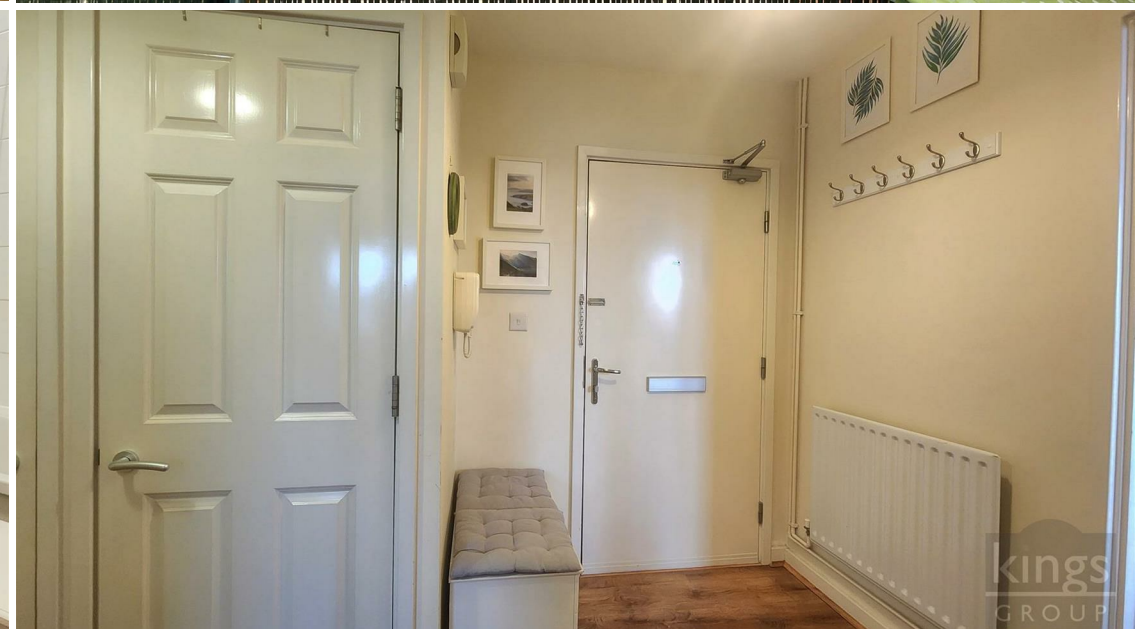
THIRD FLOOR
46.0 sq.m. (495 sq.ft.) approx.



TOTAL FLOOR AREA: 46.0 sq.m. (495 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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