



**169 Rosebery Avenue,  
Tottenham**

**£550,000 Freehold**





# 169 Rosebery Avenue, Tottenham

473 High Street, Tottenham, London,  
N17 6QA

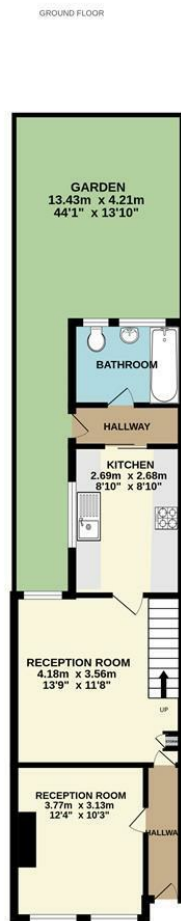
020 8801 2696  
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- Three Bedroom House
- Period Property
- Well Maintained Throughout
- Two Reception Rooms
- Double Bedrooms
- Private Rear Garden
- Fitted Kitchen
- Sought After Location
- 0.7 Miles to Tottenham Hale Station
- EPC Rating : D

Council Tax Band C  
Construction Type - Standard (brick)  
Flood Risk- Rivers & Seas: Low, Surface Water: High

Kings Group are delighted to present this well-maintained three-bedroom period home, offering fantastic potential to become a stunning family residence, ideally positioned within a vibrant and growing community. This charming property boasts a spacious and light-filled ground floor, featuring two bright reception rooms, a fully fitted kitchen, a modern three-piece family bathroom, and direct access to a private rear garden — perfect for entertaining or relaxing. Upstairs, the first floor comprises a generously sized master bedroom along with two additional double bedrooms, offering ample space for family living. This property represents an excellent opportunity for both families and investors alike.

Situated in the heart of Tottenham, the home is just 0.7 miles from Tottenham Hale Station, providing convenient access to Central London and beyond. The area is currently undergoing exciting regeneration, further enhancing its appeal. Mulberry Primary School is just a short walk away, and the location benefits from excellent transport links, local shops, amenities, and schools — making it an ideal choice for those looking to move into or invest in this thriving North London neighbourhood.



TOTAL FLOOR AREA : 75.0 sq.m. (807 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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