

Rothbury Walk, London, N17 0PW



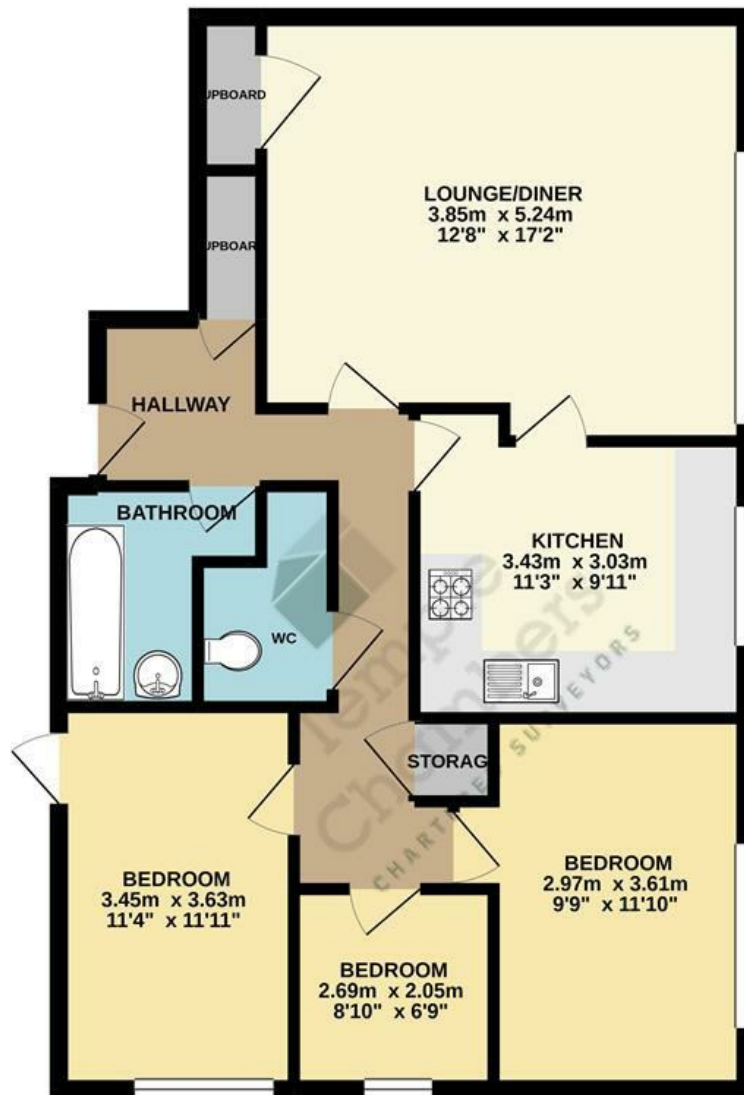
£325,000

Kings Group are delighted to present this three bedroom flat presented in immaculate condition throughout and for sale on a chain free basis. The property benefits from a spacious light and airy lounge, separate modern fitted kitchen, two-piece bathroom suite with a separate w/c, two double bedrooms, a single bedroom and ample storage space throughout. This would be an ideal opportunity for a first time buyer or an investor.

Situated in the heart of the regeneration, the property is a 5 minute walk to Northumberland Park Station with trains going directly to Liverpool Street Station and excellent bus routes connecting the surrounding areas. It is also only minutes by train or bus to Tottenham Hale Station (Victoria Line and Stansted Express) with a fast connection to Central London. The property is moments away from local schools, amenities and restaurants and there is further development with new shops and delis being built alongside the stadium. The High Road West project proposes a new public square with new restaurants and shops creating new jobs and growth within the local area.



2ND FLOOR
65.8 sq.m. (709 sq.ft.) approx.



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TOTAL FLOOR AREA : 65.8 sq.m. (709 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) 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 (CO ₂) 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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