



**62 Church Road,
Tottenham**

£375,000 Leasehold



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473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Three Bedroom Flat
- Split Level
- First & Second Floor
- Double Bedrooms
- Separate Kitchen/Living Room
- First Floor W/C
- Second Floor Three Piece Family Bathroom
- Excellent Location
- 0.3 Miles To White Hart Lane Overground Station
- EPC Rating : D

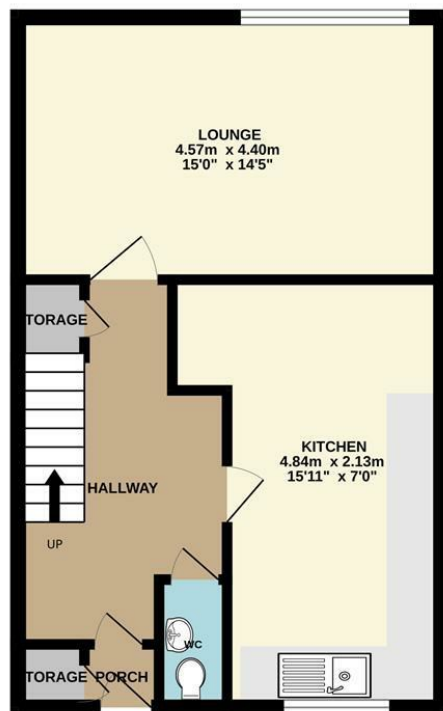
appeal, this is a superb opportunity to invest in a vibrant and fast-evolving community.

Council Tax Band C
Lease - 102 Years Remaining
Service Charge - £1,200.00 Per Annum
Construction Type - Standard (Brick)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Medium

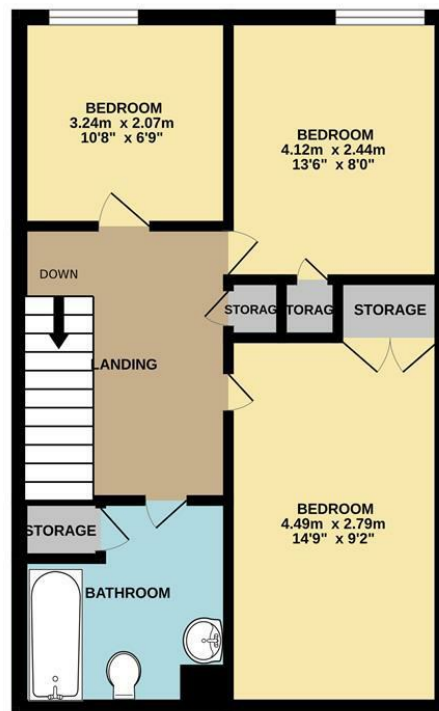
Kings Group are delighted to present this well-maintained three-bedroom split-level maisonette, ideally located just minutes from the iconic Tottenham Hotspur Stadium and at the heart of the area's exciting regeneration. Set across the first and second floors, this spacious property offers a well-balanced layout perfect for comfortable living. The first floor features a generously sized lounge, a separate fitted kitchen, and a convenient W/C. Upstairs, the second floor comprises three well-proportioned double bedrooms and a three-piece family bathroom. This property presents a fantastic opportunity for first-time buyers or investors looking to secure a home in a rapidly developing location.

Situated just 0.3 miles from White Hart Lane Station, the flat benefits from excellent transport links via the London Overground, with direct access to Seven Sisters and Liverpool Street Station. The area is also well served by bus routes, providing easy connectivity to Central London and beyond. Families will appreciate being within walking distance of St Francis De Sales RC Primary School, as well as the wide range of local shops, schools, and amenities nearby. With the ongoing Tottenham regeneration project continuing to enhance the area's

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 85.0 sq.m. (915 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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