



**50 Granville Road,
Tottenham**

£390,000 Leasehold



50 Granville Road, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Three Bedroom Flat
- First Floor
- Well Maintained Throughout
- Chain Free
- Double Bedrooms
- Seperate Kitchen & Living Room
- Shared Garden
- Excellent Location
- 0.6 Miles To Wood Green Underground Station
- EPC Rating : C

Council Tax Band D
Lease - 79 Years Remaining
Ground Rent - £250.00 Per Annum
Flood Risk - Rivers & Seas- Very Low, Surface Water-
Medium

Kings Group are delighted to present this charming 3-bedroom flat located on Granville Road, N22, offering a fantastic blend of space, comfort, and convenience. Situated in a desirable residential area, the property is perfect for families or professionals seeking a well-connected home with easy access to local amenities and transport links. The flat features three well-proportioned bedrooms, providing ample space for comfortable living, a spacious and bright living room, ideal for relaxing or entertaining guests, with plenty of natural light throughout the day. The kitchen is fully-equipped and offers plenty of storage and counter space, making meal preparation a breeze, a three piece family bathroom.

Granville Road is a sought-after location, with excellent local amenities such as shops, cafes, and schools nearby. The flat is also well-connected by public transport, with convenient access to bus routes and Wood Green Underground Station (Piccadilly Line). Ideal for those seeking a comfortable and convenient living space in North London, Granville Road is an excellent opportunity for homeowners or investors alike.

FIRST FLOOR
80.0 sq.m. (861 sq.ft.) approx.



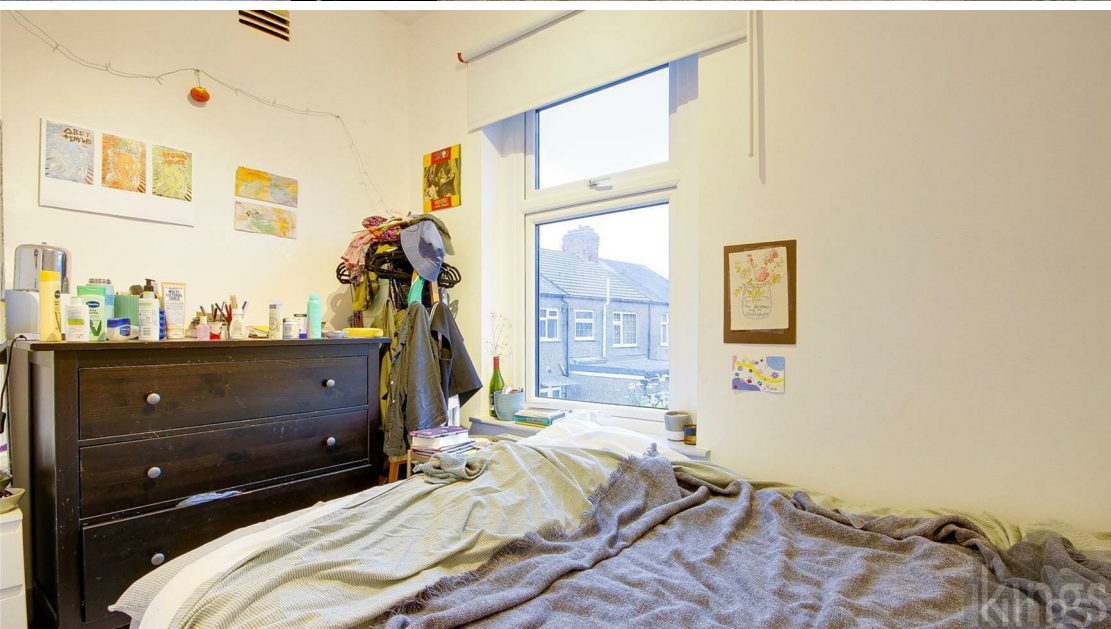
FIRST FLOOR

TOTAL FLOOR AREA: 80.0 sq.m. (861 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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