



**16 Almond Road,  
Tottenham**

**£450,000 Freehold**





# 16 Almond Road, Tottenham

473 High Street, Tottenham, London,  
N17 6QA

020 8801 2696  
[www.kings-group.net](http://www.kings-group.net)

- Three Bedroom House
- End Of Terrace
- Chain Free
- In Need Of Modernisation Throughout
- Through Lounge
- Double Bedrooms
- Period Property
- Excellent Location
- 0.6 Miles to White Hart Lane Station
- EPC Rating : E

High Road West project—which promises a new public square with dining, retail, and job opportunities—this location is rapidly becoming one of North London's most desirable areas.

Council Tax Band D

Construction Type - Standard (Brick)

Flood Risk - Rivers & Seas: Very Low, Surface Water:  
Very Low

Kings Group are pleased to present this three-bedroom Victorian end of terrace home, offered to the market chain-free. This property is in need of modernisation throughout and features a bright and spacious through lounge, ideal for both living and dining, a fitted kitchen, a two-piece family bathroom, a separate W/C, and a private rear garden complete with a large storage shed. Upstairs, the first floor offers three generously sized double bedrooms, making this home perfect for families or a smart investment opportunity.

Located in the heart of an exciting regeneration area, the property is just a short walk from White Hart Lane Station, offering direct trains to Liverpool Street. Excellent bus links connect you to nearby areas, and Tottenham Hale Station (Victoria Line and Stansted Express) is only minutes away by train or bus, providing swift access to Central London and beyond.

Residents benefit from close proximity to local schools, amenities, and a growing selection of cafes and restaurants. With ongoing development around the stadium, including new shops, delis, and the upcoming

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 94.0 sq.m. (1012 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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