

16 Almond Road, Tottenham

£450,000 Freehold



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473 High Street, Tottenham, London, N17 6QA

020 8801 2696 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

Kings Group are pleased to present this three-bedroom Victorian end of terrace home, offered to the market chainfree. 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.

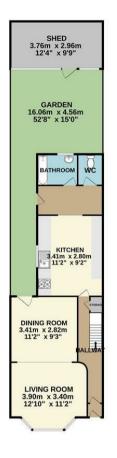
Located in the heart of an exciting regeneration area, the property is just a short walk from White Hart Lane Station, offering direct trains to Liverpool Street. Excellent bus links connect you to nearby areas, and Tottenham Hale Station (Victoria Line and Stansted Express) is only minutes away by train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

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

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 flooragen contained here, measurements, of doors, windows, rooms and any other times are approximate and no responsibility is taken for any error, prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.







THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor









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