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## Northumberland Park, London, N17 0TL



**£350,000**

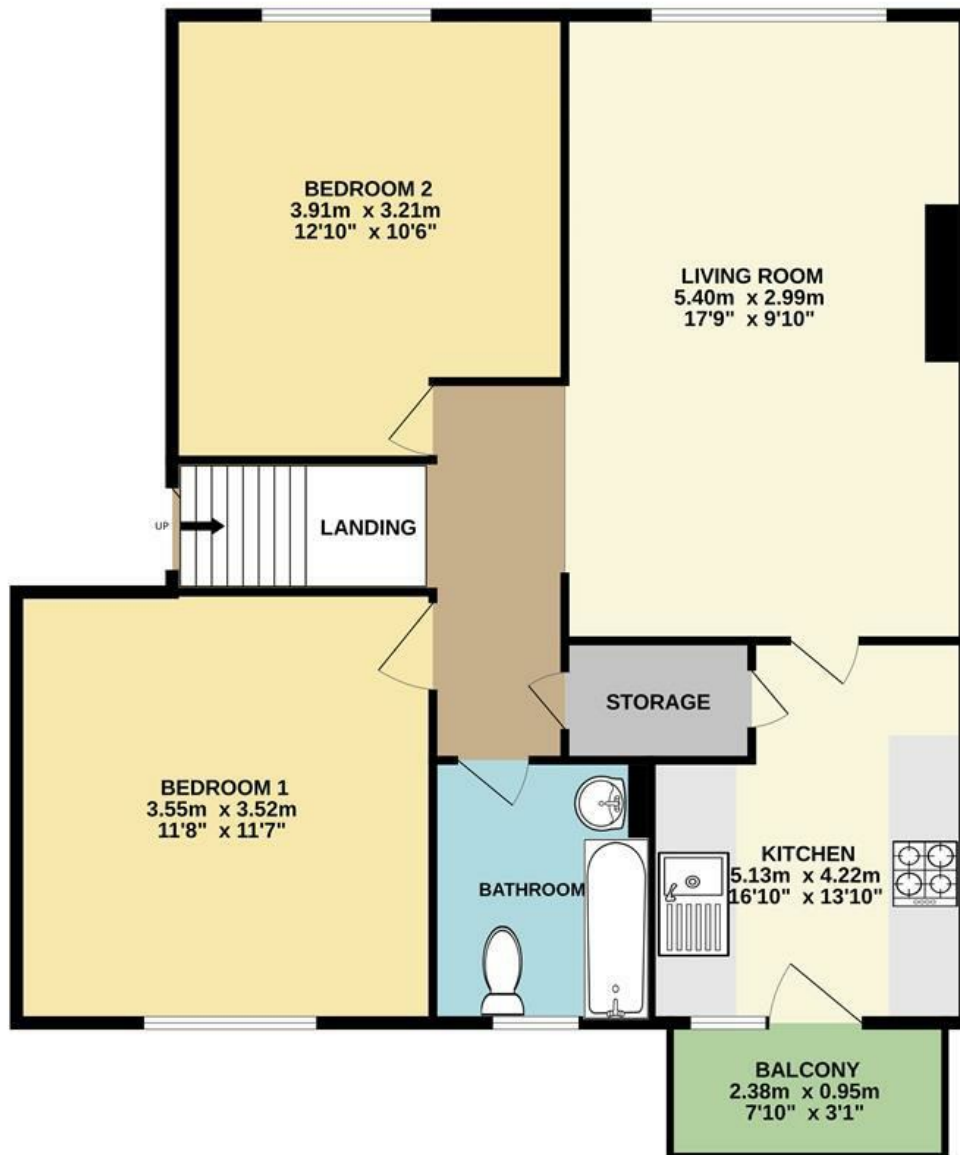
Kings Group are delighted to present this larger-than-average two-bedroom purpose-built maisonette, ideally located just moments from Northumberland Park Overground Station. Beautifully maintained throughout, this spacious home offers two generously sized double bedrooms, a bright and airy lounge/diner, a modern fitted kitchen leading to a private balcony and a three-piece family bathroom. Further benefits include a private rear garden, perfect for relaxing or entertaining. This property presents an excellent opportunity for first-time buyers or investors alike, offering both space and location in one of North London's most up-and-coming areas.

Situated in a prime position, the property enjoys superb transport links with Northumberland Park Station just 0.4 miles away and White Hart Lane Station only 0.5 miles, offering direct connections into Central London. Numerous bus routes and easy access to local schools and amenities further enhance the appeal.





SECOND FLOOR  
60.0 sq.m. (646 sq.ft.) approx.



TOTAL FLOOR AREA : 60.0 sq.m. (646 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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