



**16 Westcott Close,
Tottenham**

£280,000 Leasehold



16 Westcott Close, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- One Bedroom Flat
- Well-Maintained Throughout
- First Floor
- Double Bedroom
- Fitted Kitchen
- Plenty Of Storage Throughout
- Lease: 100+ Years
- Sought After Location
- 0.6 Miles To Seven Sisters Underground Station
- EPC Rating: C

Kings Group are delighted to present this one bedroom flat on the first floor flat minutes away from Seven Sisters Underground and Overground Station. The property is in immaculate condition throughout and benefits from a spacious light and airy lounge and fitted modern kitchen, double bedroom, three piece bathroom suite and plenty of storage space. This would be a great opportunity for first time buyers or an investor.

Situated in a prime location within the heart of Tottenham, the property is a short walk away from Seven Sisters Station (Zone 3 - National Rail and Victoria Line). The excellent bus and transport links provides easy access to the surrounding areas and Central London. Seven Sisters High Road provides an abundance of local shops, cafes and amenities with a range of schools and colleges in the area. Tottenham Retail Park is a short drive away and benefits from restaurants and department stores.

Council Tax Band B

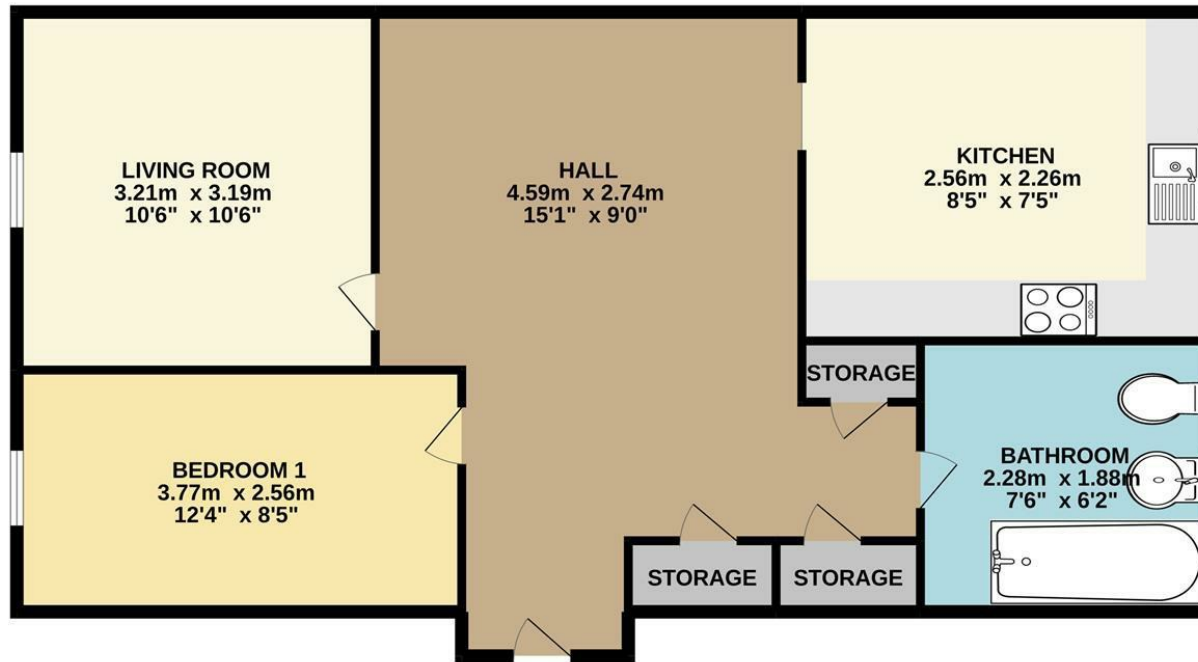
Lease - 105 Years Remaining

Ground Rent - £10 (peppercorn)

Service Charge - £1,166.00 Per Annum

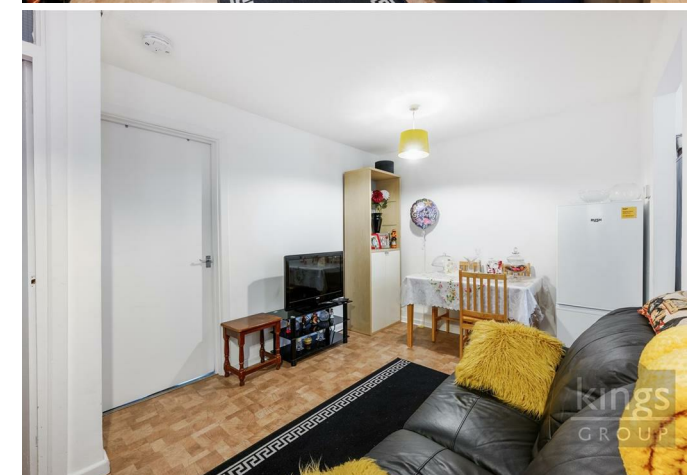
Flood Risk - Rivers & Seas: Very Low, Surface Water:
Very Low

FIRST FLOOR
42.0 sq.m. (452 sq.ft.) approx.



TOTAL FLOOR AREA : 42.0 sq.m. (452 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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