

Fairbanks Road, London, N17 9JL



£500,000

Kings Group are pleased to present this four bedroom townhouse located minutes away from Tottenham Hale Station and down a quiet cul-de-sac. The property is in immaculate condition throughout and is set across three floors. The ground floor features a Living Room, w/c, spacious kitchen with potential to extend (STPP) and private rear garden. The first floor benefits from two spacious light and airy double bedrooms and three piece family shower room suite with the second floor boasting two double bedrooms. This would be an ideal family home or investment opportunity,

Situated minutes away from Tottenham Hale Train and Bus Station providing easy access into Central London and surrounding areas, along with Tottenham Retail Park only moments away with plenty of shops, restaurants and convenience stores. The area is benefiting from regeneration currently taking place with the station and stadium completed there is also the proposed Crossrail 2 project passing through the station.



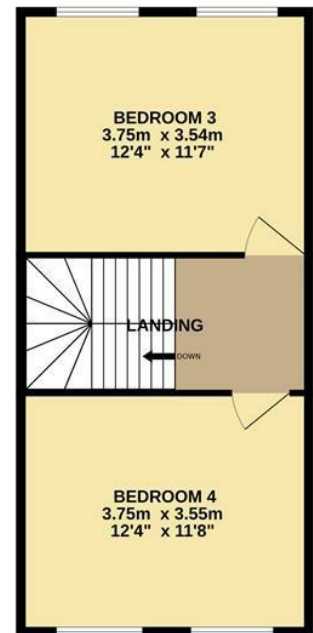
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 101.0 sq.m. (1087 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	