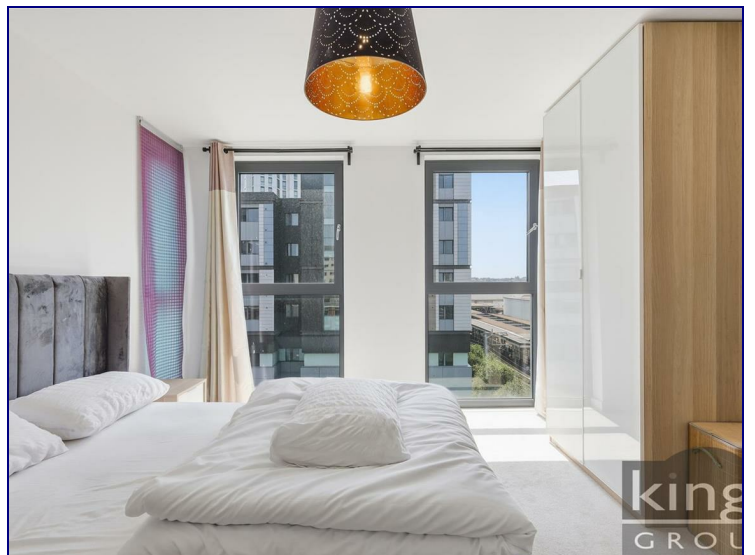


Lebus Street, London, N17 9FN



Auction Guide £270,000

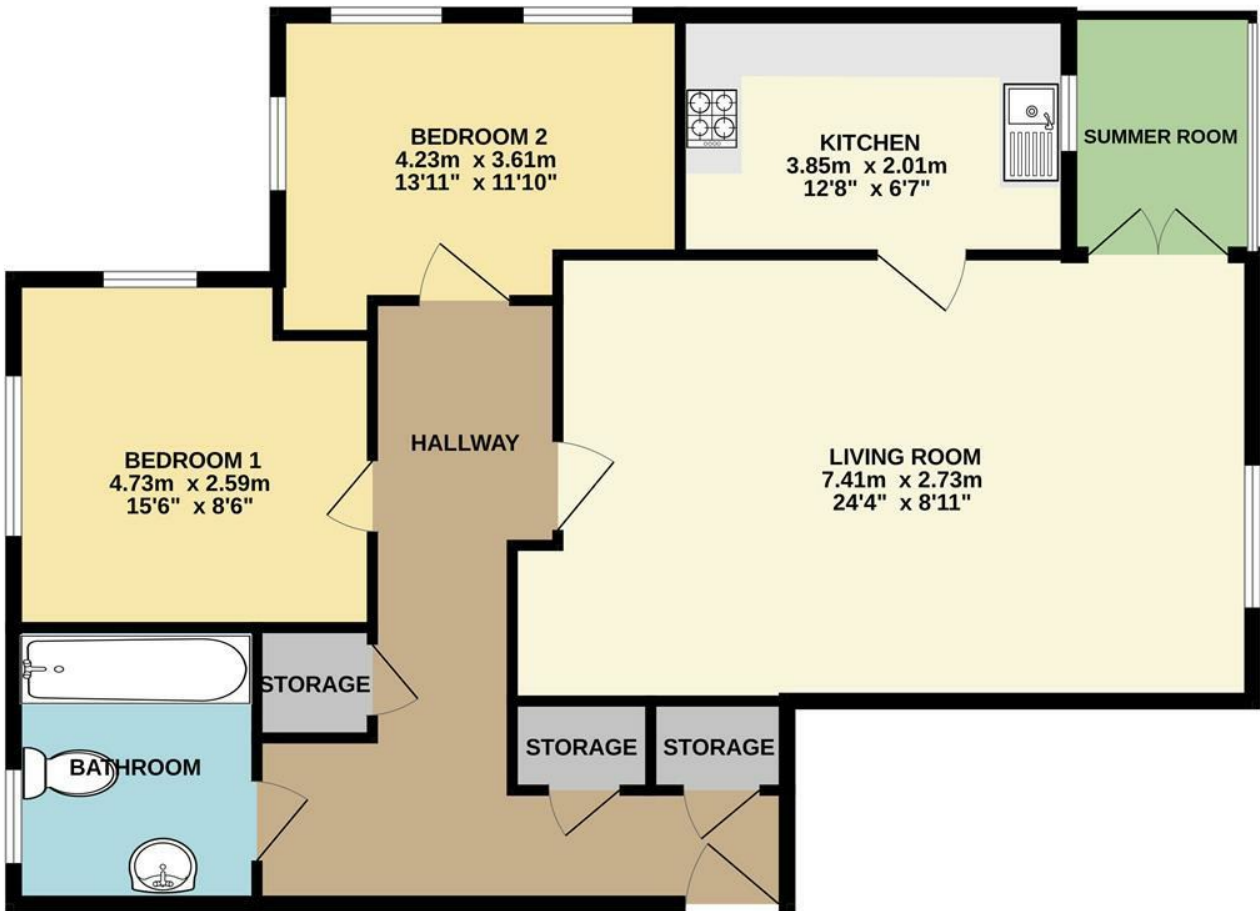
Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £270,000

Kings Group are delighted to present this beautifully presented two-bedroom apartment, ideally located within the award-winning Hale Village development, just moments from Tottenham Hale Underground and Overground Station.

Finished to an excellent standard throughout, the property features a bright and spacious lounge leading to a versatile summer room with stunning views, a modern fitted kitchen, two well-proportioned bedrooms, including a principal bedroom with integrated wardrobes, and a contemporary three-piece family bathroom. This home is an ideal purchase for first-time buyers and investors alike.



MID FLOOR
72.0 sq.m. (775 sq.ft.) approx.



TOTAL FLOOR AREA: 72.0 sq.m. (775 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 (CO ₂) 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		

