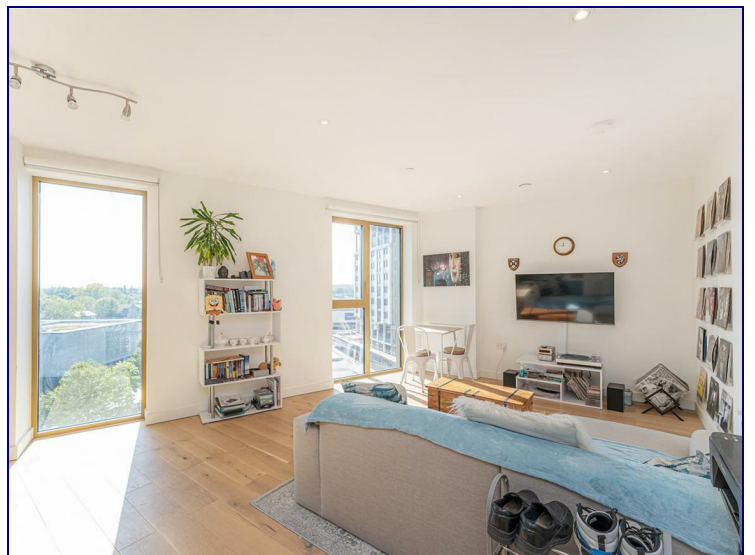


1 Ashley Road, N17 9QY



Guide Price £450,000

Kings Group is delighted to present this exceptional one-bedroom, purpose-built apartment, showcasing stunning views of the city skyline and ideally located just minutes from Tottenham Hale Underground and Overground stations.

Immaculately maintained throughout, the property offers a bright and spacious open-plan living and dining area, complemented by a sleek, fully fitted modern kitchen. A generously sized double bedroom and a stylish three-piece family bathroom suite complete this beautifully designed home, making it a perfect choice for both first-time buyers and investors.

Positioned just a short walk from Tottenham Hale's train and bus stations, the apartment enjoys outstanding transport links. Commuters can reach Stratford and Liverpool Street in just 15 minutes via the Overground, with swift access to Central London via the Victoria Line and direct routes to Stansted Airport via the Stansted Express.



4TH FLOOR
64.0 sq.m. (689 sq.ft.) approx.



TOTAL FLOOR AREA : 64.0 sq.m. (689 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	

