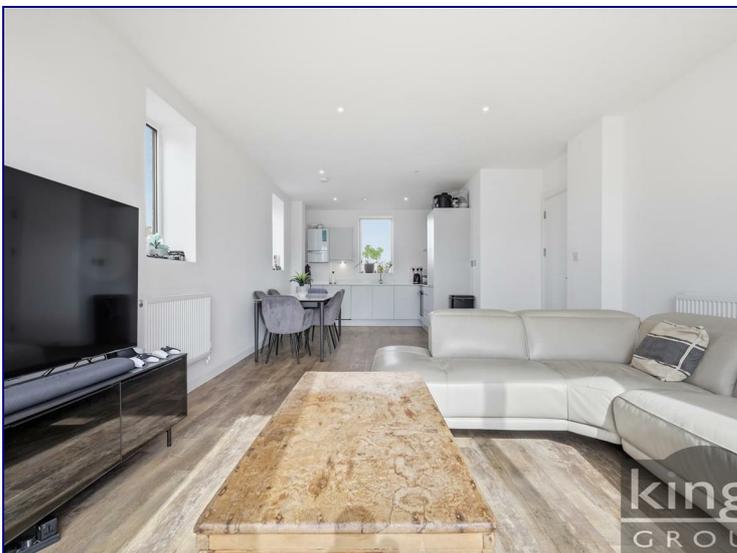


**168, Park View Road, N17 9BY**



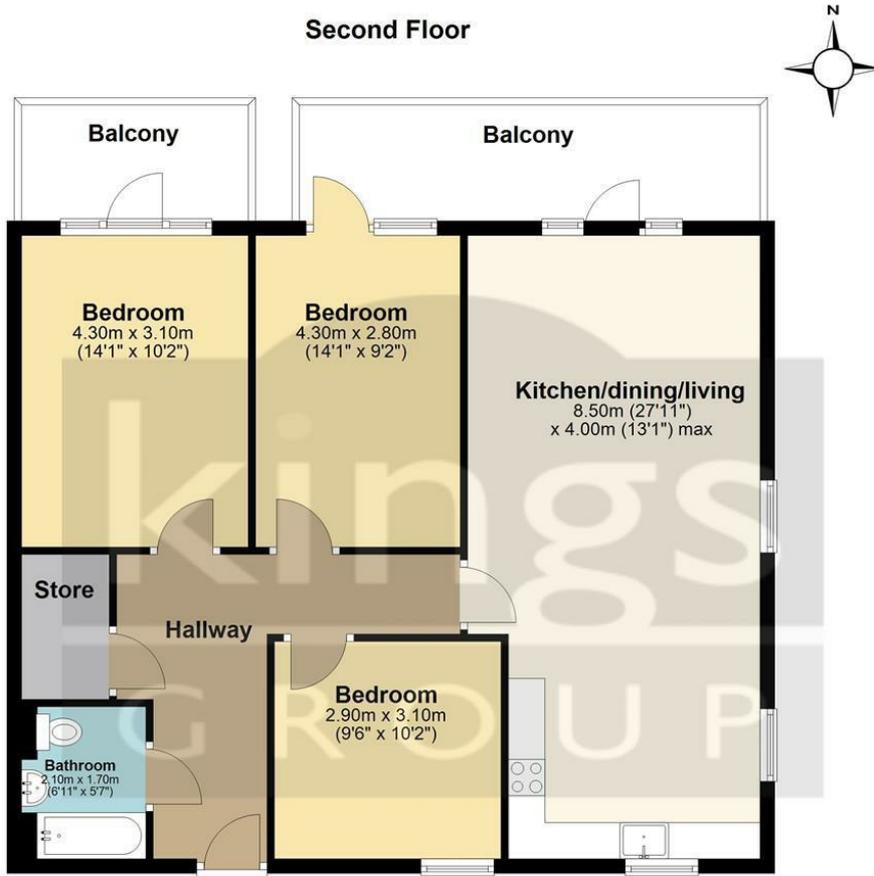
**£525,000**

Kings Group are proud to present this exceptional three-bedroom, second-floor purpose-built apartment, ideally located just moments from Tottenham Hale Station in one of the area's most sought-after locations. Finished to an immaculate standard throughout, this stunning home offers a bright and spacious open-plan living area, seamlessly combining a stylish lounge with a modern fitted kitchen and ample dining space perfect for both relaxing and entertaining. The property boasts three generously sized double bedrooms, a contemporary three-piece family bathroom, and the added luxury of a private balcony accessible from both the lounge and bedrooms, creating a wonderful indoor-outdoor living experience. Further benefits include an allocated parking space within a secure gated car park, providing both convenience and peace of mind.

This property presents an outstanding opportunity for first-time buyers looking to step onto the ladder, as well as investors seeking a high-demand rental location.

Perfectly positioned just 0.4 miles walk from Tottenham Hale Station, the property benefits from superb transport connections, providing fast and convenient access into Central London and beyond. With direct links to Stratford,





Total area: approx. 85.6 sq. metres (920.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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### Orchid House

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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