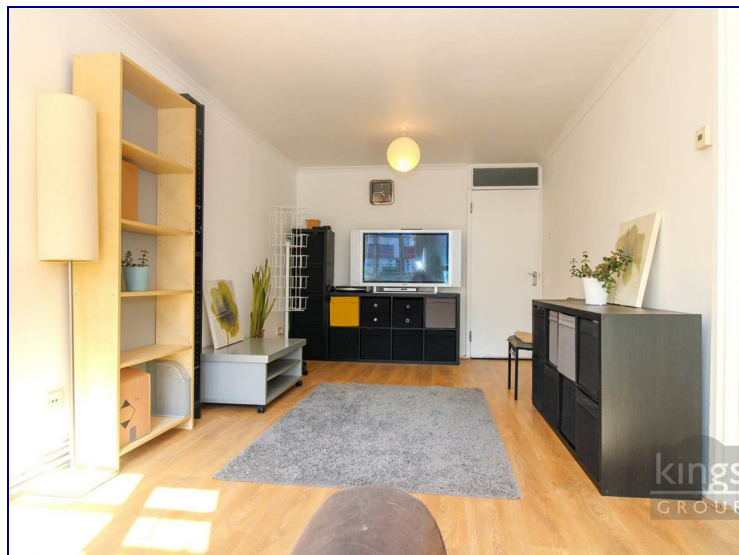
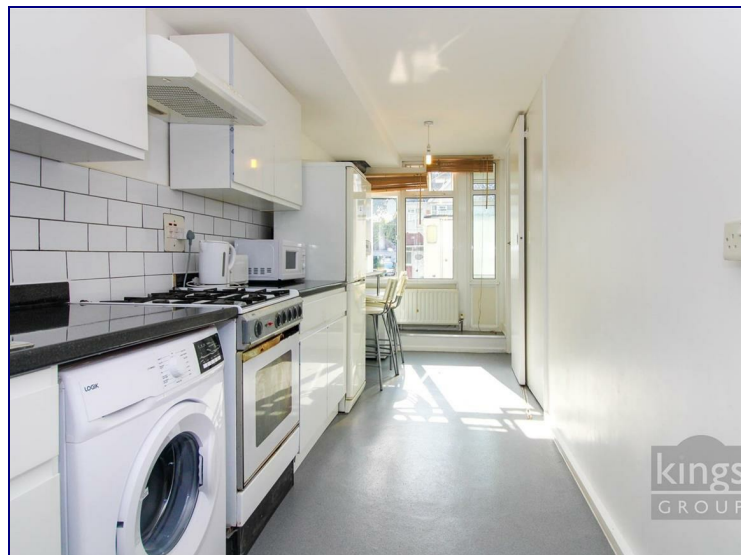


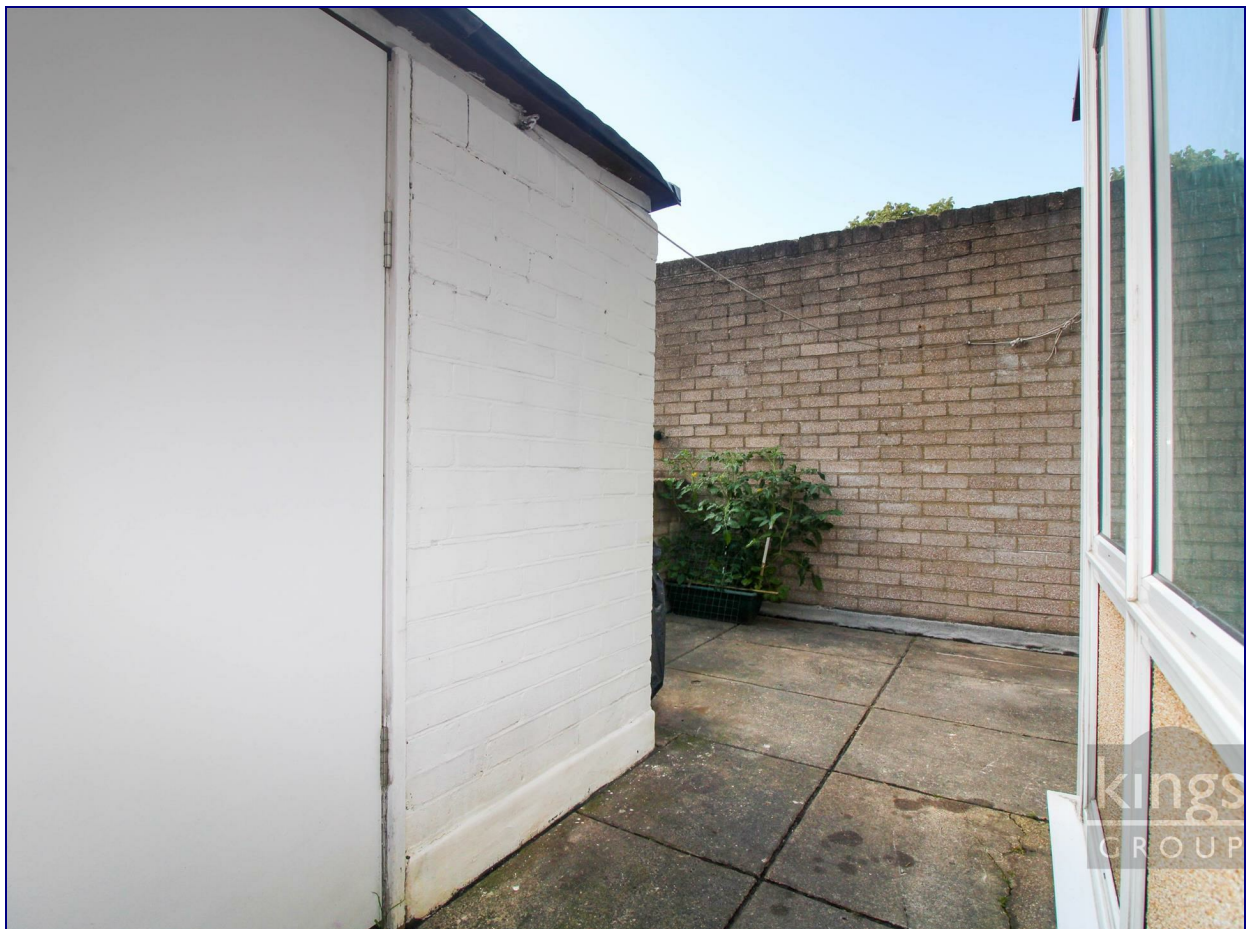
Pembury Road, London, N17 6SU



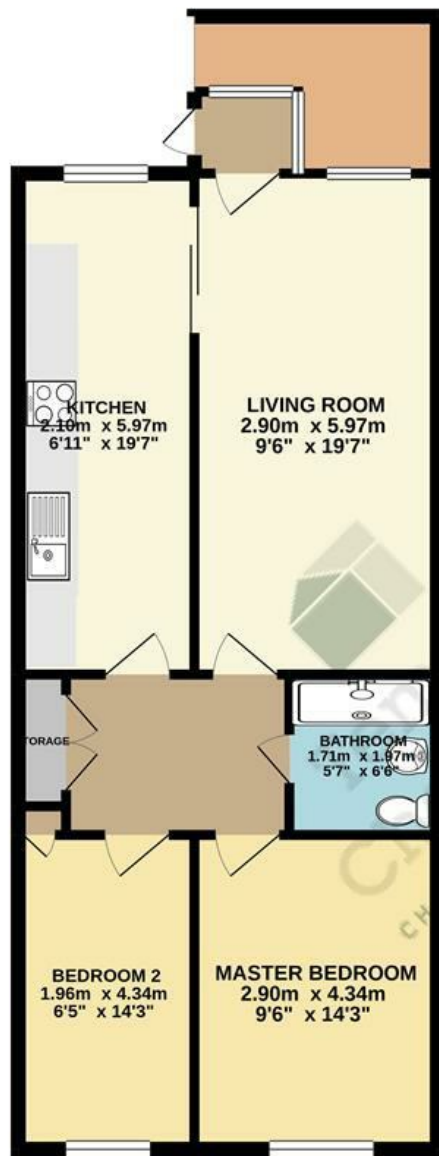
£290,000

Kings Group are pleased to offer this spacious two bedroom maisonette with a private front garden. The property has been well maintained throughout and benefits from having its own private entrance, light and airy lounge with dining space, modern fitted kitchen, two double bedrooms and a three piece family bathroom suite. There is ample storage throughout and the double glazed windows provide plenty of light. This would be an ideal opportunity for a first time buyer or investor.

Located in an area providing excellent transports links, access to schools and local amenities. Bruce Grove Station is situated minutes away with excellent bus routes allowing easy access into Central London and the surrounding areas. There is further development in the area with the renovation of the surrounding train stations and completion of Tottenham Hotspur Football Club creating new jobs and opportunities.



GROUND FLOOR
63.5 sq.m. (684 sq.ft.) approx.



GROUND FLOOR FLAT

TOTAL FLOOR AREA : 63.5 sq.m. (684 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	



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

