

Northumberland Park, London, N17 0QD



£349,995

Kings Group are delighted to offer this larger-than-average, two-bedroom split-level flat, ideally located just moments from Northumberland Park Station. The property features a modern fitted kitchen and a separate, spacious lounge with dedicated dining space. Stairs lead to the upper level, which comprises two well-proportioned double bedrooms and a three-piece family bathroom. This property represents an excellent opportunity for both first-time buyers and investors alike.

Perfectly positioned in the heart of a major regeneration area, the flat is within a short walk of Northumberland Park Station, offering direct services to Liverpool Street, as well as excellent local bus links. Tottenham Hale Station (Victoria Line and Stansted Express) is also easily accessible by train or bus, providing fast and convenient connections into Central London. The property is ideally situated close to local schools, amenities, restaurants, and the stadium, with further development underway including new shops and delis. The High Road West regeneration project will introduce a new public square, alongside additional restaurants and retail spaces, bringing significant investment, new jobs, and long-term growth to the area.



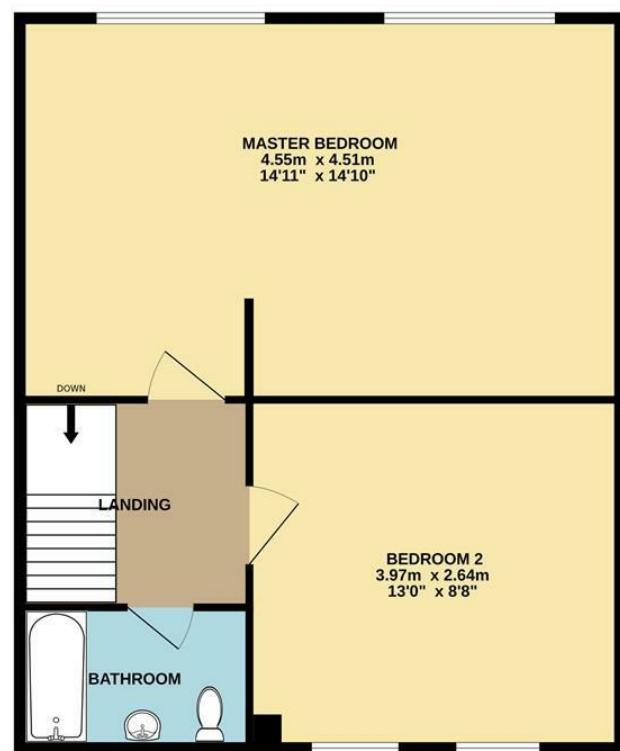
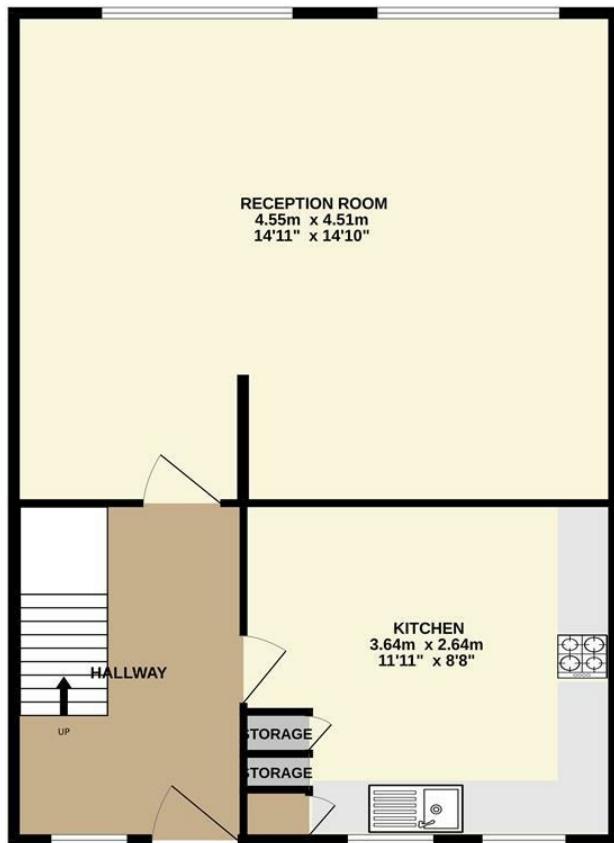
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3RD FLOOR

4TH FLOOR



TOTAL FLOOR AREA : 71.0 sq.m. (764 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 | |



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