

## Holcombe Road, London, N17 9AR



**£365,000**

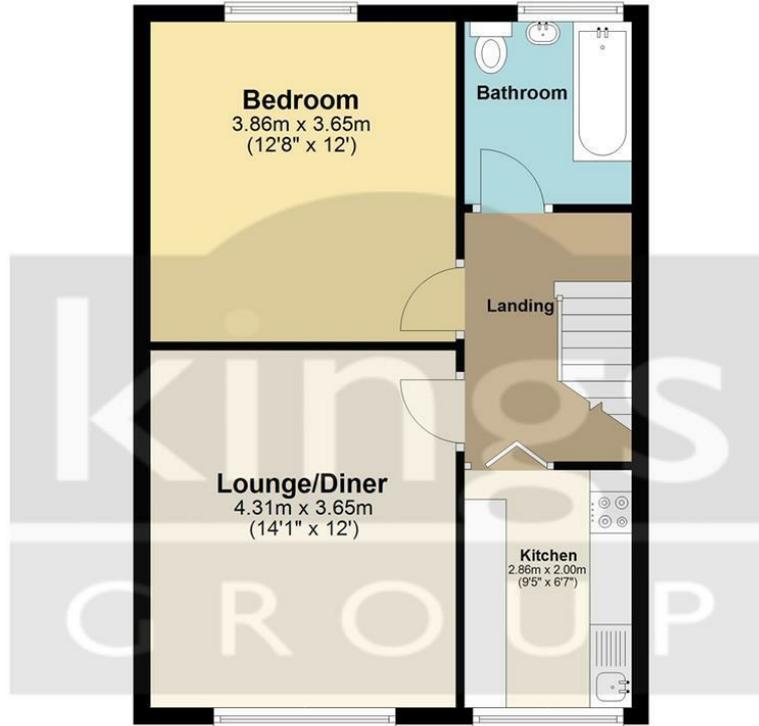
Kings Group are delighted to present this beautifully maintained one-bedroom, first-floor period conversion, ideally positioned on a quiet residential street just moments from Tottenham Hale Station. Finished to an immaculate standard throughout, the property boasts a bright and generously sized reception room, a modern fitted kitchen, a spacious double bedroom, and a contemporary three-piece family bathroom suite. Offering both comfort and style, this charming home presents an excellent opportunity for first-time buyers, small families, or investors alike.

Perfectly situated within minutes of Tottenham Hale Station and the adjoining bus station, the property benefits from outstanding transport connections into Central London and beyond. Residents enjoy direct links to Stratford and Liverpool Street via Overground services (approximately 15 minutes), access to Stansted Airport via the Stansted Express, and swift journeys into the West End on the Victoria Line.

Tottenham Hale Retail Park is just moments away, offering a wide selection of shops, restaurants, and everyday conveniences. The area continues to benefit from significant regeneration, including ongoing improvements to the station and stadium, as well as the proposed Crossrail 2 project, further enhancing the area's long-term investment appeal.



## First Floor



Total area: approx. 47.5 sq. metres (511.4 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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## Holcombe Road

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		

