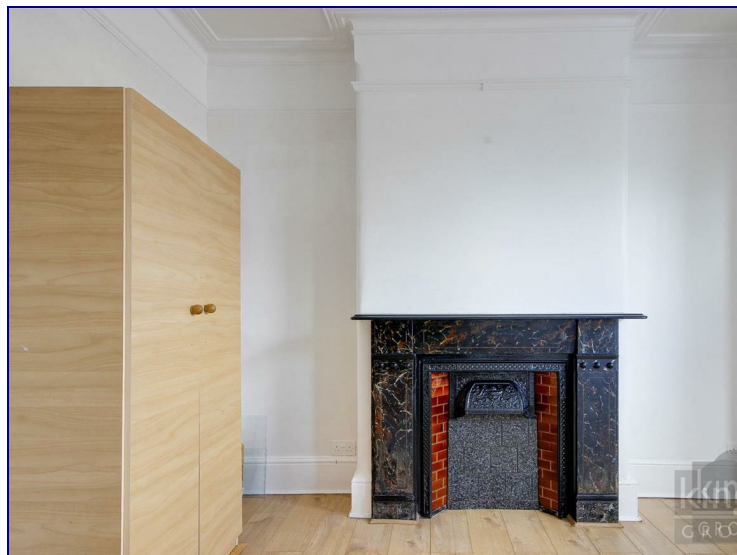
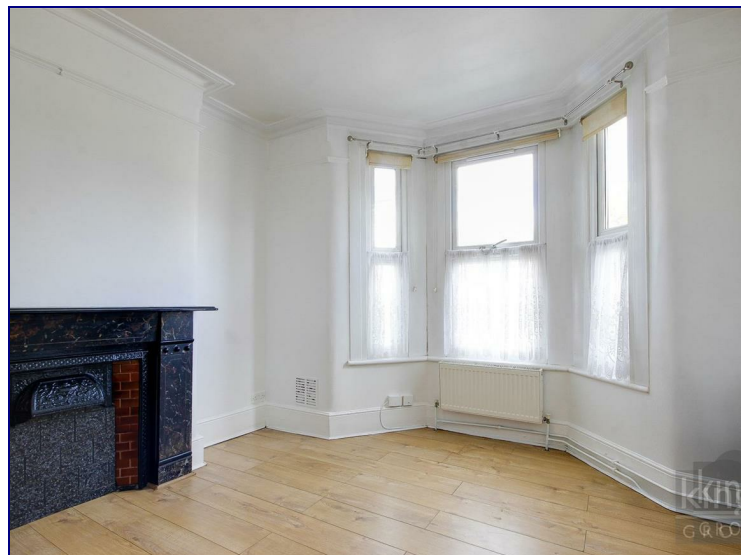


Sperling Road, London, N17 6UJ



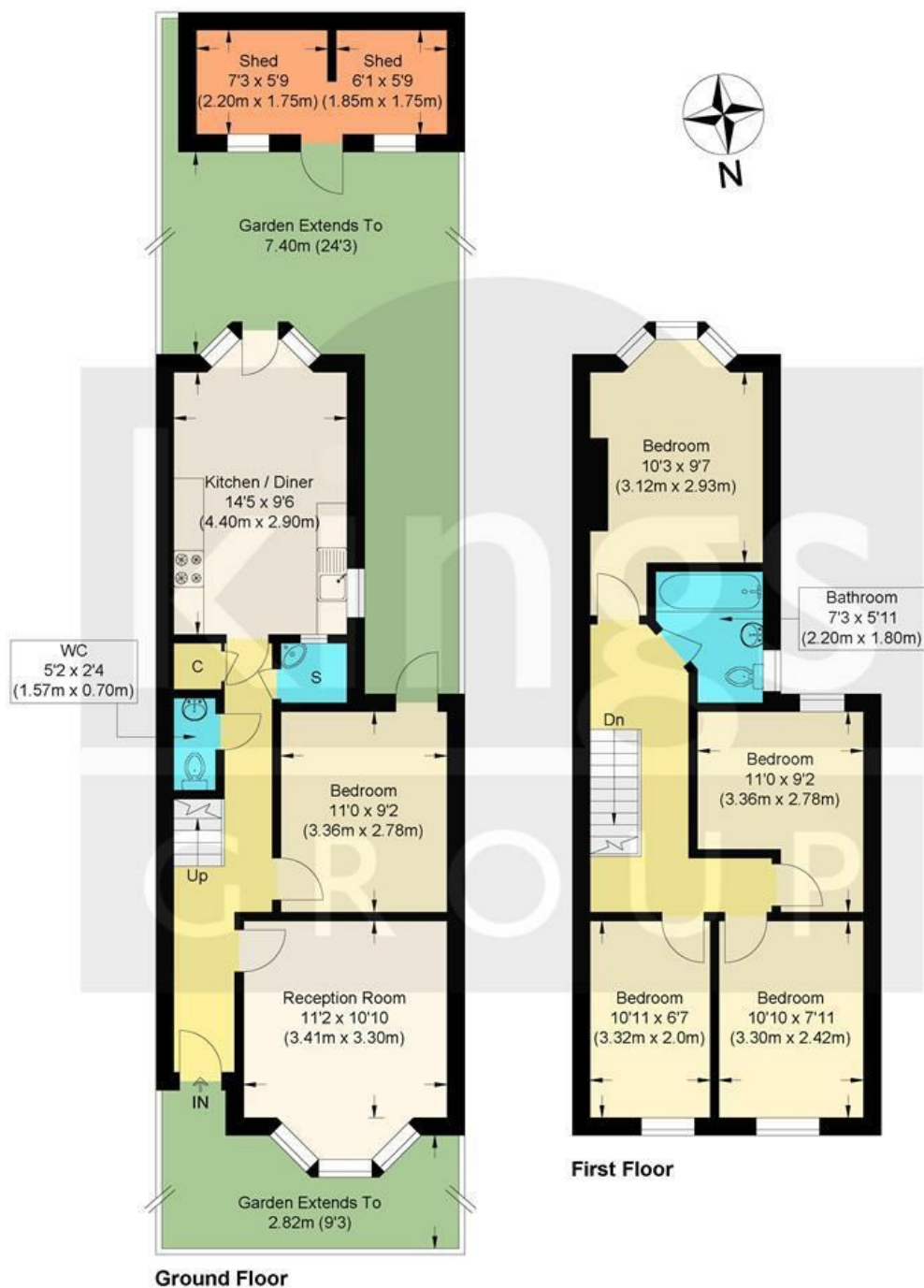
£650,000

Kings Group are delighted to present this charming four-bedroom period home, ideally located just moments from Bruce Grove Overground Station. Set in the heart of Tottenham, this spacious property offers a perfect blend of character and functionality, making it an ideal choice for families or investors alike. The ground floor boasts a generous bay-fronted lounge with a feature fireplace, a separate second reception room with direct access to a private, south-facing rear garden, a convenient ground floor W/C and shower suite, and a well-appointed fitted kitchen complete with a bay window and ample space for dining. Upstairs, the home continues to impress with three bright and airy double bedrooms—including one with a beautiful bay window—plus a comfortable single bedroom, perfect as a guest room or home office. A modern three-piece family bathroom suite completes the upper floor.

Located just 0.3 miles from Bruce Grove Overground Station, the property benefits from excellent transport links into Central London and the surrounding areas. It's also within walking distance of Bruce Grove Primary School, local shops, amenities, and green spaces. The ongoing regeneration of the area further enhances its appeal, offering a fantastic opportunity for both homeowners and investors.

Early viewing is highly recommended to fully appreciate the potential of this beautiful home.





Sperling Road, N17

Approximate Gross Internal Floor Area : 97.03 sq m / 1044.42 sq ft
(Excluding Shed)

Shed Area : 7.30 sq m / 78.57 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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	