

## Creighton Road, London, N17 8JY



**£299,995**



Kings Group are proud to present this spacious and beautifully maintained two-bedroom ground floor flat, ideally located in the heart of Tottenham's thriving regeneration zone. Perfect for first-time buyers or investors, this modern property combines comfort, convenience, and long-term potential in one of North London's fastest-growing areas.

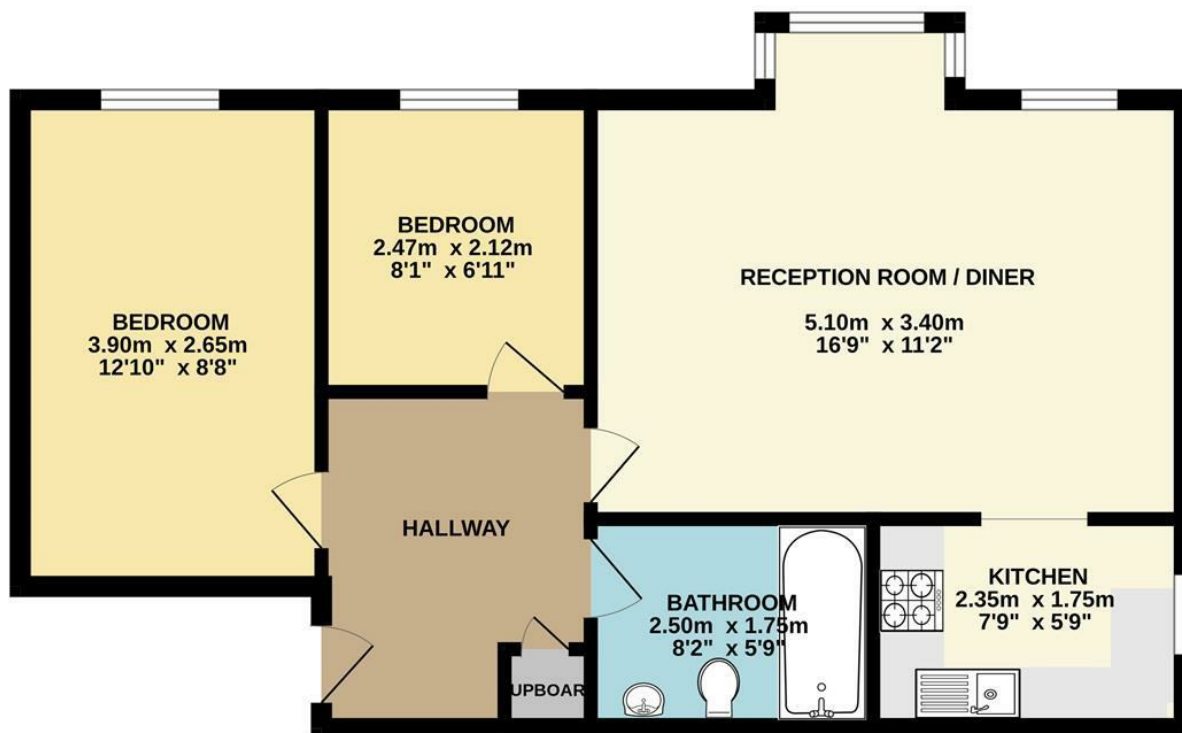
The flat boasts two generous double bedrooms, a stylish three-piece family bathroom, a bright and airy reception room filled with natural light, and a contemporary fitted kitchen. As part of a well-kept development, residents benefit from both residents' and visitors' parking, along with attractive communal gardens that create a peaceful and welcoming setting.

Situated just 0.3 miles from White Hart Lane Station, the property enjoys excellent transport links with direct trains to Liverpool Street and multiple bus routes into Central London and the surrounding areas. A wide selection of local schools, shops, and everyday amenities are all within easy reach, making this an incredibly practical and desirable location.



# GROUND FLOOR

48.0 sq.m. (517 sq.ft.) approx.



TOTAL FLOOR AREA : 48.0 sq.m. (517 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) <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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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