

## www.kings-group.net

473 High Street Tottenham N17 6QA Tel: 020 8801 2696

## Mount Pleasant Road, London, N17 6EZ







Kings Group is proud to present this charming two-bedroom, ground floor end-of-terrace period conversion, complete with a private garden and a private garage, ideally located in the heart of the sought-after Bruce Grove area.

Beautifully maintained throughout, the property offers a bright and spacious living room, a well-appointed kitchen, a three-piece family bathroom, and two generously sized double bedrooms. The private garden provides a perfect outdoor retreat, ideal for relaxing or entertaining. This home presents an excellent opportunity for first-time buyers or investors alike.

Situated just 0.6 miles from Bruce Grove Overground Station, the property benefits from excellent transport links and is perfectly positioned to take advantage of the ongoing regeneration in the Tottenham area. Bruce Grove Primary School is within easy walking distance, and a wide array of local shops, amenities, and schools are conveniently close by. With its blend of character, location, and investment potential, this property is not to be missed.







## TOTAL FLOOR AREA: 87.0 sq.m. (936 sq.ft.) approx.

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