



**Flat 49 Somerset Hall
Creighton Road,
Tottenham**

**Offers In Excess Of
£305,000 Leasehold**



Flat 49 Somerset Hall Creighton Road, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

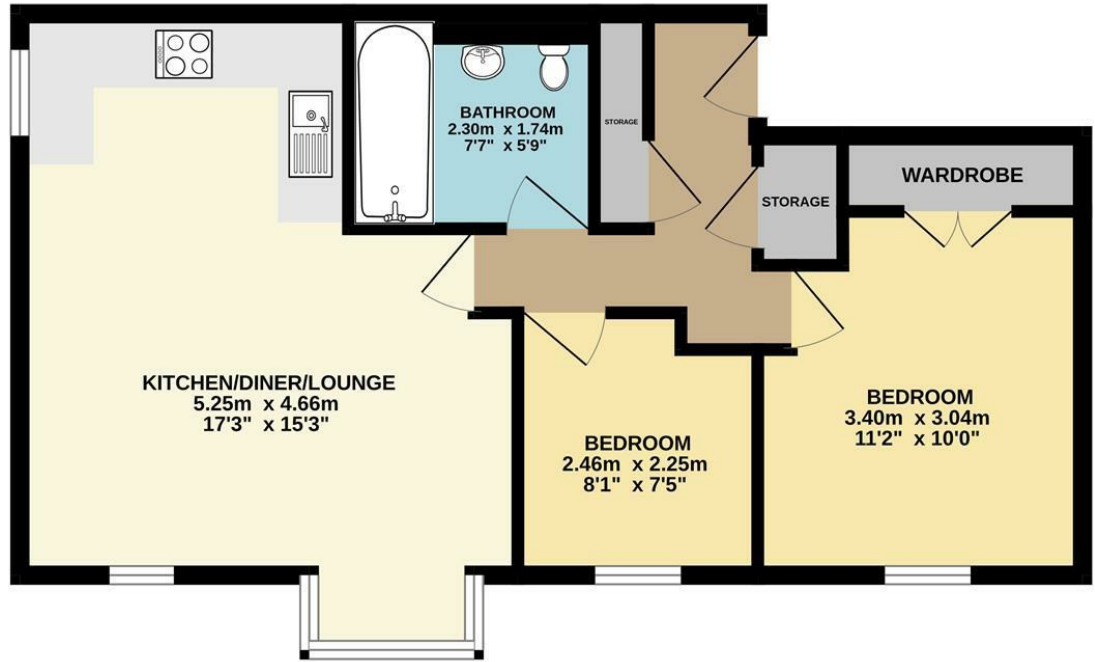
- Two Bedroom Flat
- Immaculate Condition Throughout
- Purpose Built
- Double Bedrooms
- First Floor
- Communal Gardens
- Residents Parking
- Excellent Location
- 4 Minutes Away From White Hart Lane Station
- EPC Rating : C

Council Tax Band C
Lease - 104 Years Remaining
Service Charge - £2,508.00 Per Annum, £209 Per Month
Ground Rent - £200.00 Per Annum
Flood Risk - Rivers & Seas: Very Low, Surface Water:
Very Low

Kings Group are delighted to offer this immaculate two-bedroom, first-floor purpose-built flat, ideally located just moments from the High Road West regeneration project. The property is presented in excellent condition throughout and features a bright and spacious open-plan lounge with a modern, fully fitted kitchen and dining area. Further benefits include two generous double bedrooms, a contemporary three-piece family bathroom suite, and ample storage space. This property represents an ideal opportunity for both first-time buyers and investors alike.

Positioned at the heart of an exciting regeneration area, the flat is within easy reach of White Hart Lane Station, providing direct connections to Seven Sisters Station (Victoria Line) and onward travel to Liverpool Street. A range of excellent bus routes offer convenient access to Central London and surrounding areas. The property is also close to local schools, shops, amenities, and restaurants, with further development underway, including new retail outlets alongside the stadium. Plans are also in place for a new public square featuring additional shops and restaurants, bringing increased employment opportunities and long-term growth to the area.

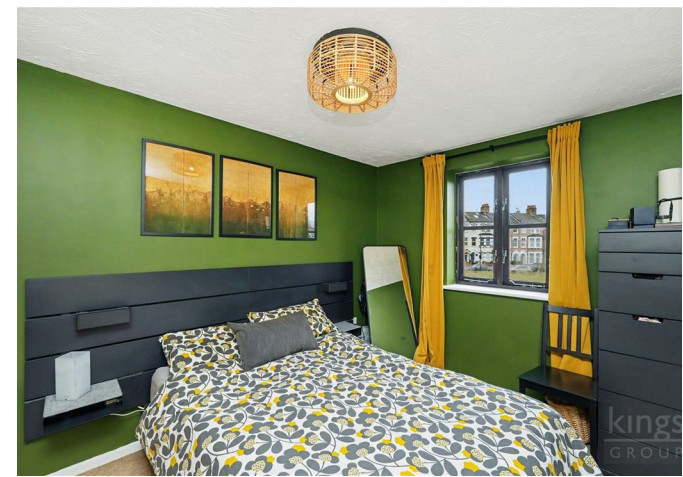
1ST FLOOR
52.0 sq.m. (560 sq.ft.) approx.



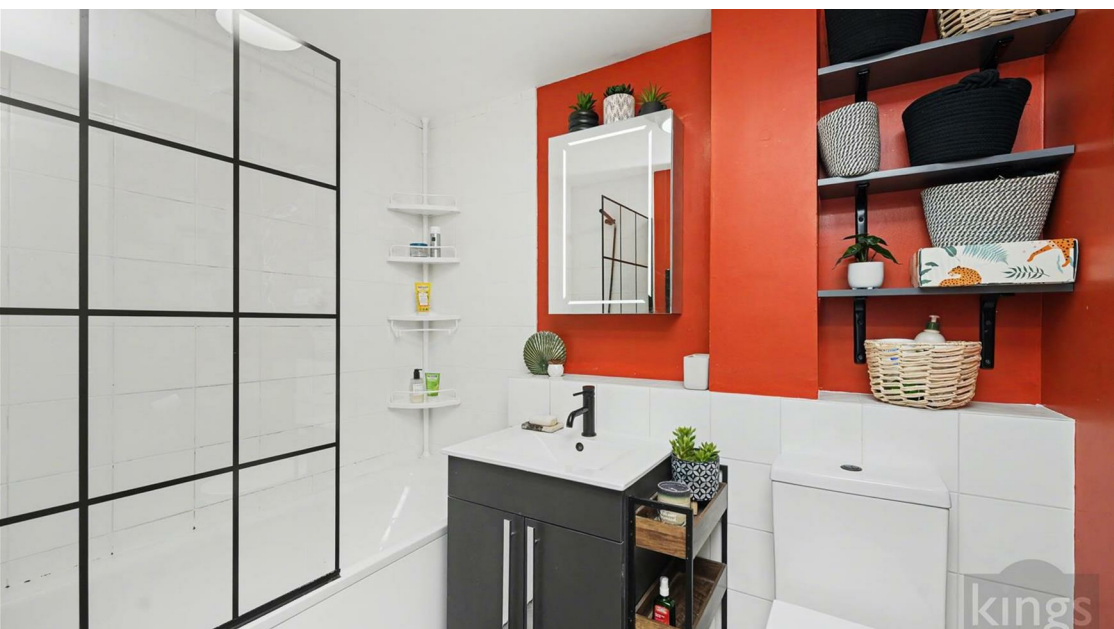
SOMERSET HALL, N17

TOTAL FLOOR AREA: 52.0 sq.m. (560 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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