



**13 Wilmot Road,  
Tottenham**

**£700,000 Freehold**





# 13 Wilmot Road, Tottenham

473 High Street, Tottenham, London,  
N17 6QA

020 8801 2696  
[www.kings-group.net](http://www.kings-group.net)

- Three Bedroom House
- 1930s Period Property
- Two Reception Rooms
- Utility Room
- Shower Room & Bathroom
- Double Bedrooms
- Private Garden
- Downhills Park Area
- Excellent Location
- EPC Rating : D

Kings Group are delighted to present this larger than average 1930's period three bedroom mid terraced house situated in an excellent location. The property has an abundance of original features and is well maintained throughout with great potential to be a family home. The ground floor boasts a two large & spacious reception rooms, fitted kitchen, utility room, three piece shower room and private rear garden. The first floor benefits from two double bedrooms, a comfortable single room and a three piece family bathroom.

Located in the heart of Tottenham, the property is situated in the popular Downhills Park location and benefits from the regeneration currently taking place in the area. Bruce Grove Primary School is a short walking distance away and the excellent bus and transport links provides easy access to the surrounding areas and Central London. The historic Bruce Castle Museum and Bruce Castle Park is a few minutes away and the property is moments away from local shops, amenities and schools.

Council Tax Band D

Flood Risk - Rivers & Seas: Very Low, Surface: Very Low



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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