

Lordsmead Road, London, N17 6EY



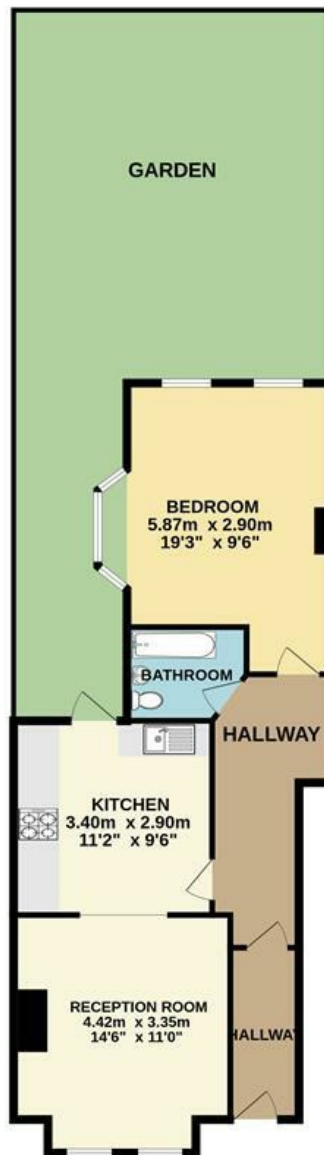
£300,000

Kings Group are delighted to present this one bedroom ground floor period conversion situated in the heart of the Bruce Grove area. The property is in need of modernisation and benefits from a light and airy lounge, fitted kitchen with dining area, three piece family bathroom suite, larger than average double bedroom and private garden. This would be an ideal opportunity for a first time buyer or investor.

Located in the heart of Tottenham, the property is situated 0.5 miles away from Bruce Grove Overground Station 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 property is moments away from local shops, amenities and schools, and would be a great chance for anyone looking to move or invest into the area.



GROUND FLOOR



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) 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	



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

