



**2 Hamilton Mews 15A
Bruce Grove, Tottenham**

£400,000 Leasehold



2 Hamilton Mews 15A Bruce Grove, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- One Bedroom Flat
- Ground Floor
- Grade II Listed Building
- Sash Windows
- Private Gated Car Park
- Private Rear Garden Split With Two Separate Spaces
- Immaculate Condition
- Excellent Location
- Minutes Away From Bruce Grove Station
- EPC Rating : C

is also within close proximity to the historic Bruce Castle Park, local shops, schools, and amenities. It also benefits from the ongoing regeneration and investment in Tottenham, making it a smart and timely purchase.

Council Tax Band B
Lease - 86 Years Remaining
Ground Rent - £75 Per Annum
Service Charge - £2,690.40 Per Annum/ £224.20 Per Month
Construction Type - Standard (Brick)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

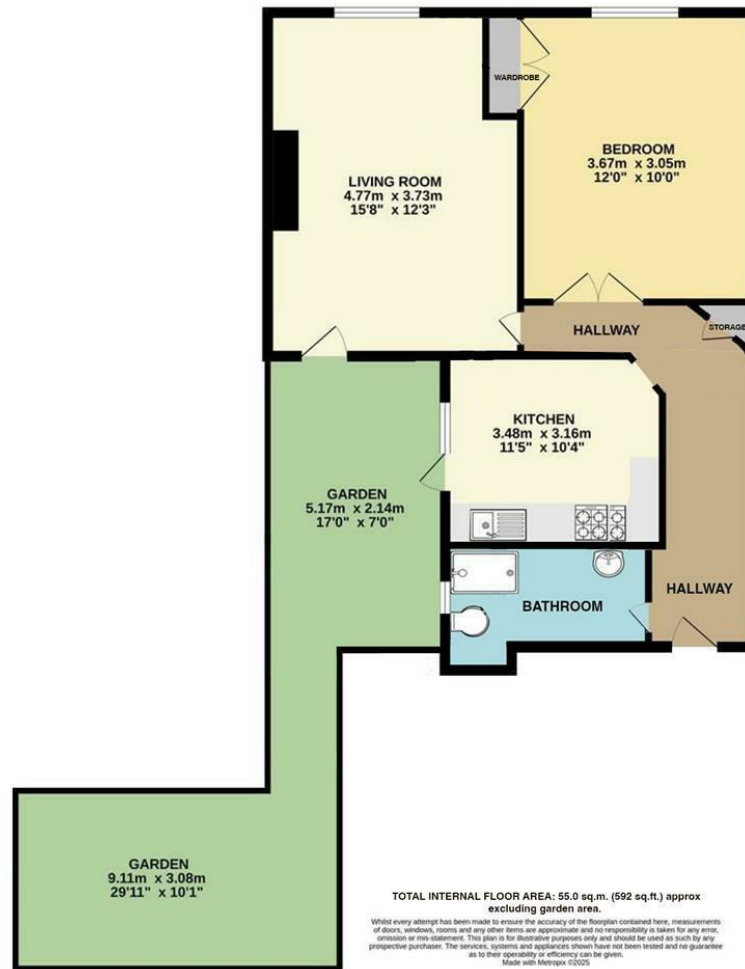
Kings Group are delighted to present this beautifully maintained, Grade II listed one-bedroom ground floor flat, located in the heart of Tottenham.

Offered in immaculate condition, this charming property boasts a spacious living room that opens onto a generous private garden. The flat is graced with natural light throughout the day, creating an inviting and bright atmosphere. Thoughtfully divided into two distinct areas, perfect for outdoor dining, relaxation, or entertaining. Additional features include a sleek, modern fitted kitchen, a well-proportioned double bedroom, and a contemporary three-piece family bathroom suite. Residents also benefit from a secure, gated private parking space.

This home presents an excellent opportunity for first-time buyers or investors seeking a characterful property in a rapidly developing area.

Ideally situated just 0.2 miles from Bruce Grove Overground Station, the flat enjoys exceptional connectivity to Central London and surrounding areas via an extensive network of public transport links. The property

GROUND FLOOR
55.0 sq.m. (592 sq.ft.) approx.



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor



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