



**10 Prestwick Court Taylor
Close, Tottenham**

£320,000 Leasehold



10 Prestwick Court Taylor Close, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Two Bedroom Flat
- Second Floor
- Open Plan
- Immaculate Condition Throughout
- Juliet Balcony
- En-Suite
- Parking Space
- Excellent Location
- 0.4 Miles To White Hart Lane Overground Station
- EPC Rating : B

and cafes. The ongoing regeneration around the Tottenham Hotspur Stadium includes new retail units and delis, with further investment planned through the High Road West project. This initiative promises a new public square, additional dining and shopping options, and the creation of local jobs – all contributing to a vibrant and thriving community.

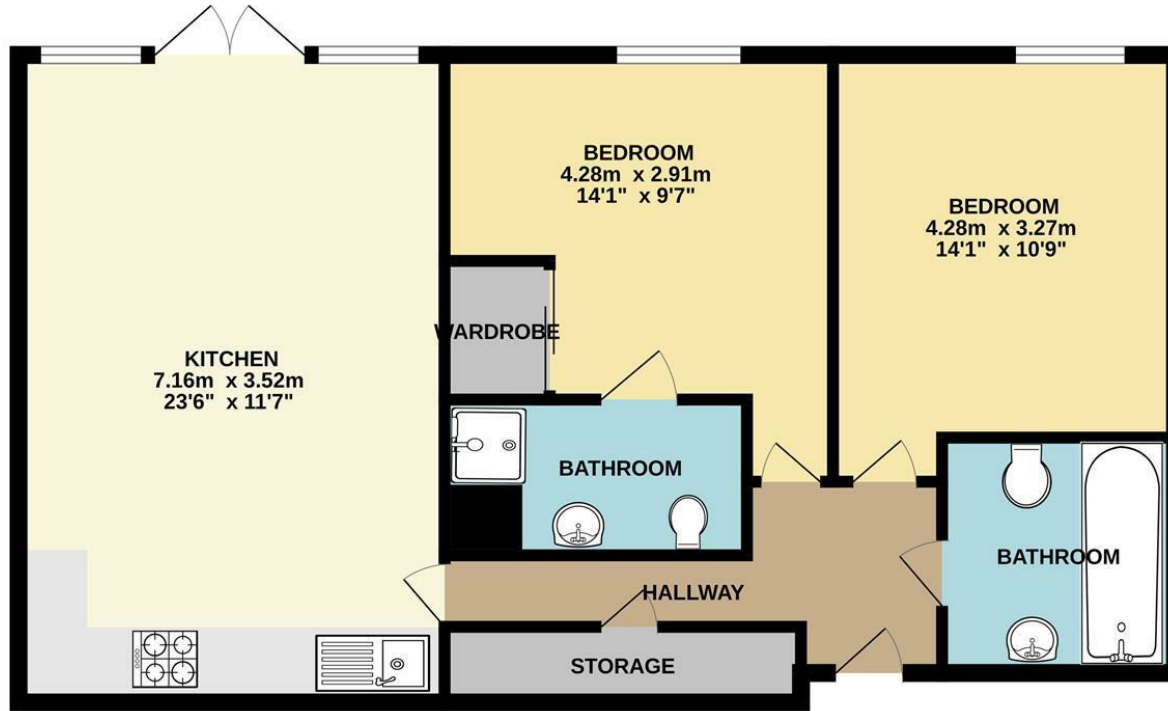
Council Tax Band C
Lease - 79 Years Remaining
Service Charge - £2,676.00 Per Annum, £223 Per Month
Flood Risk - Rivers & Seas: Very Low, Surface Water:
Very Low

Kings Group are pleased to present this immaculate two-bedroom, purpose-built second floor flat, ideally located in a quiet cul-de-sac. The property is beautifully maintained throughout and offers two generously sized double bedrooms, one of which benefits from a private en suite shower room. The spacious and naturally bright open-plan living and dining area features a Juliet balcony, adding a touch of charm and allowing plenty of natural light to flood the space. The property also includes a modern fitted kitchen and a contemporary three-piece family bathroom. This well-presented home would make an excellent purchase for first-time buyers or investors alike.

Situated in the heart of a rapidly regenerating area, the flat is just a short walk from White Hart Lane Station, offering direct services to Liverpool Street, and is well connected by numerous bus routes. Tottenham Hale Station is also nearby, providing access to the Victoria Line and the Stansted Express for swift connections to Central London and beyond.

Residents will benefit from proximity to local schools, shops, amenities, and a growing selection of restaurants

SECOND FLOOR
71.0 sq.m. (764 sq.ft.) approx.



TOTAL FLOOR AREA: 71.0 sq.m. (764 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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