



www.kings-group.net

473 High Street
Tottenham N17 6QA
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Creighton Road, London, N17 8JW
£270,000

Kings Group are proud to present this two bedroom ground floor apartment located in the heart of the regeneration currently taking place in Tottenham. The property has been well maintained throughout and benefits from two double bedrooms, modern three piece family bathroom suite, spacious light and airy reception room and fitted kitchen. The development features private residents and visitors parking as well as communal gardens. This would be an ideal opportunity for a first time buyer or investor.

Situated in the heart of the regeneration, the property is 0.3 miles to White Hart Lane Station with trains going directly to Liverpool Street Station and excellent bus routes connecting Central London and the surrounding areas. The property is moments away from local schools, amenities and restaurants and there is further development with new shops being built alongside the new stadium. Proposals are in the pipeline for a new public square with new restaurants and shops creating new jobs and growth within the local area.

Reception Room

16'4 x 10'11 (4.98m x 3.33m)

Single glazed window to rear aspect, textured ceiling, electric heater (untested), fitted carpet, phone point, TV aerial point and power points.

Kitchen

8'1 x 6'2 (2.46m x 1.88m)

Range of base and wall units with roll top work surfaces, tiled flooring, electric heater, freestanding cooker, space for fridge freezer, plumbing for washing machine and power points.

Bathroom

7'8 x 6'2 (2.34m x 1.88m)

Panel enclosed bath with mixer tap and shower attachment, pedestal hand wash basin, low level flush WC, extractor fan, part tiled walls and laminate flooring.

Bedroom One

15'4 x 7'6 (4.67m x 2.29m)

Single glazed window to rear aspect, textured ceiling, electric heater, fitted carpet and power points.

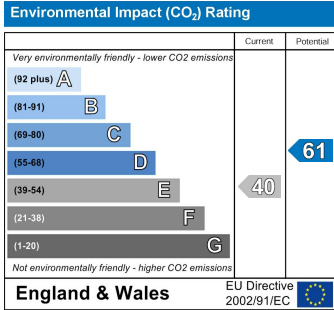
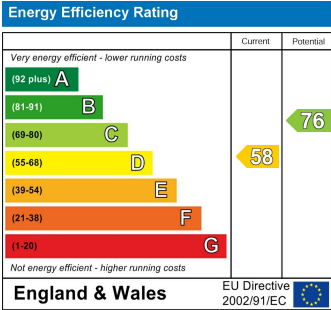
Bedroom Two

8'7 x 7'6 (2.62m x 2.29m)

Single glazed window to rear aspect, fitted carpet, electric heater (untested) and power points.

Disclaimer

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.



TOTAL APPROX. FLOOR AREA 47.3 SQ.M. (510 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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