



**30 Academia Way,
Tottenham**

**30% Shared
ownership £75,000
leasehold**



30 Academia Way, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

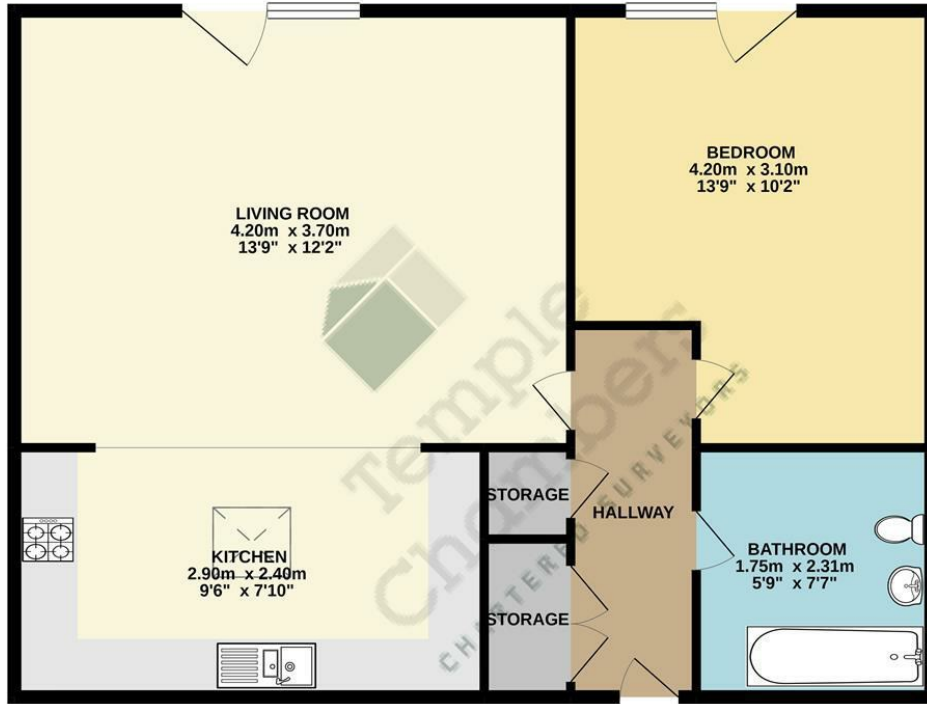
- One Bedroom Flat
- Purpose Built Development
- Immaculate Condition
- Lease: 100+ Years
- Larger Than Average
- Separate Kitchen and Lounge
- Shared Communal Garden
- Excellent Location
- 0.3 Miles to White Hart Lane Station
- EPC Rating B

30% Shared Ownership.

Kings Group are delighted to present this large one bedroom purpose built flat located minutes away from the High Road West project (Tottenham Stadium). The property is in immaculate condition throughout and boasts a light and airy living room with Juliette balcony, large modern fitted kitchen, double bedroom, three piece family bathroom suite and ample storage space throughout. This would be an ideal opportunity for an investor or first time buyers.

Situated in the heart of the regeneration, the property is a 5 minute walk to White Hart Lane Station with trains going directly to Liverpool Street Station and excellent bus routes connecting the surrounding areas. It is also only minutes by train or bus to Seven Sisters Station (Victoria Line) with a fast connection to Central London. The property is moments away from local schools, amenities and restaurants and there is further development with new shops and delis being built alongside the stadium. The High Road West project proposes a new public square with new restaurants and shops creating new jobs and growth within the local area.

GROUND FLOOR
46.1 sq.m. (496 sq.ft.) approx.



TOP FLOOR FLAT

TOTAL FLOOR AREA: 46.1 sq.m. (496 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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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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