

## Hampden Lane, London, N17 0FB



**£275,000**

Kings Group are delighted to present this well maintained one-bedroom apartment, set within a modern purpose-built development in the heart of Tottenham. well presented throughout, this beautifully maintained home features a spacious, light-filled open-plan lounge and dining area, complemented by a sleek fitted kitchen. A standout feature is the private balcony, which can be accessed directly from the living room. – perfect for relaxing or entertaining. The property boasts a generous double bedroom, a three piece family bathroom, and excellent storage options throughout.

Location is everything – and this property delivers.

Just a short walk from Bruce Grove (Overground) and Tottenham Hale (Underground & Overground), the apartment offers easy and fast connections to Central London and beyond. The area is currently undergoing significant regeneration, enhancing its appeal to homeowners and investors alike. Local amenities are plentiful, with shops, cafes, and schools – including Mulberry Primary School – just moments away. Excellent bus and transport links make getting around simple and efficient.



FIRST FLOOR  
60.0 sq.m. (646 sq.ft.) approx.



TOTAL FLOOR AREA : 60.0 sq.m. (646 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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

