



www.kings-group.net

473 High Street
Tottenham N17 6QA
Tel: 020 8801 2696

Asplins Road, London, N17 0NX
£360,000

- Three Bedroom Flat
- Private Rear Garden
- Chain Free
- Double Bedrooms
- 0.2 Miles to Northumberland Park Station

Kings Group are delighted to present this beautifully maintained three-bedroom ground floor apartment, featuring a generous private rear garden and offered in excellent condition throughout. The accommodation comprises a bright and spacious living room, a modern fully fitted kitchen with ample dining and storage space, two well-proportioned double bedrooms, a comfortable single bedroom, and a contemporary three-piece family bathroom suite. Additional benefits include a Juliette balcony, plentiful storage throughout, and an abundance of natural light, creating a welcoming and versatile living environment. This property presents an ideal opportunity for first-time buyers, families, or investors alike.

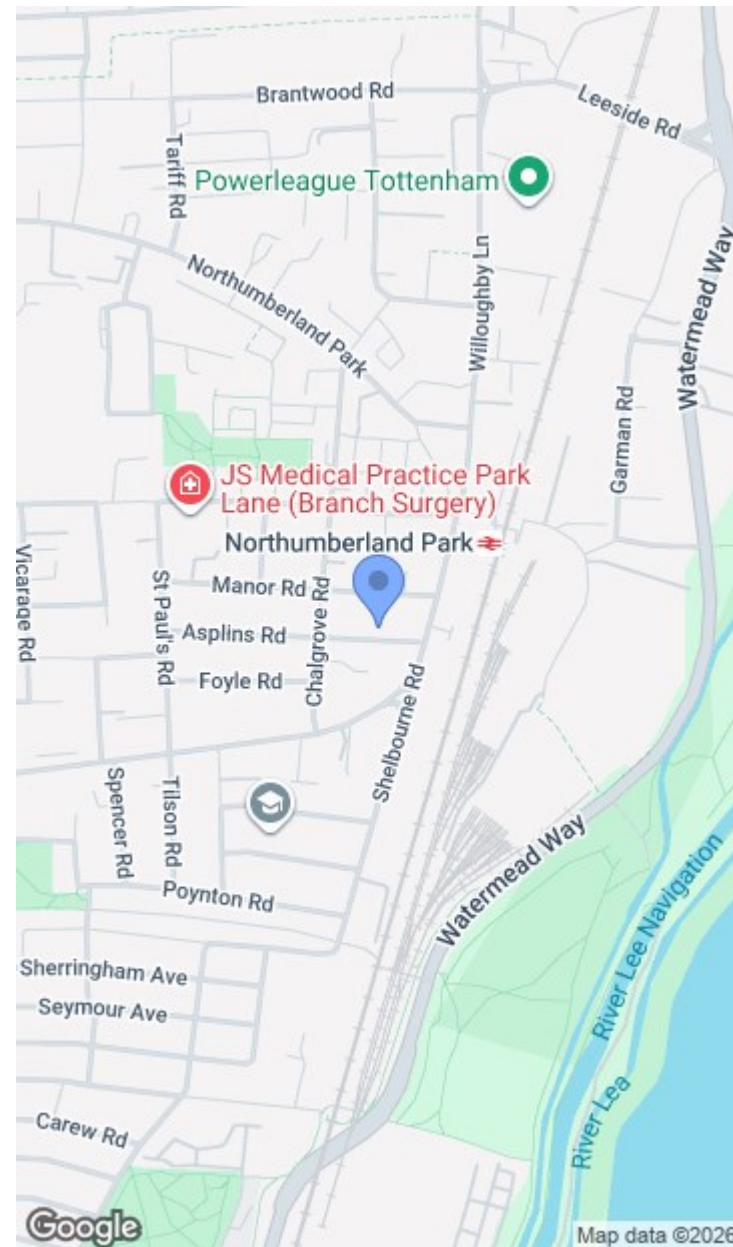
Perfectly positioned in the heart of Tottenham, the property is just 0.2 miles from Northumberland Park Station, providing direct Overground links to Tottenham Hale and Liverpool Street, making commuting into Central London both quick and convenient. The area continues to benefit from significant regeneration and investment, enhancing its appeal and future growth potential.

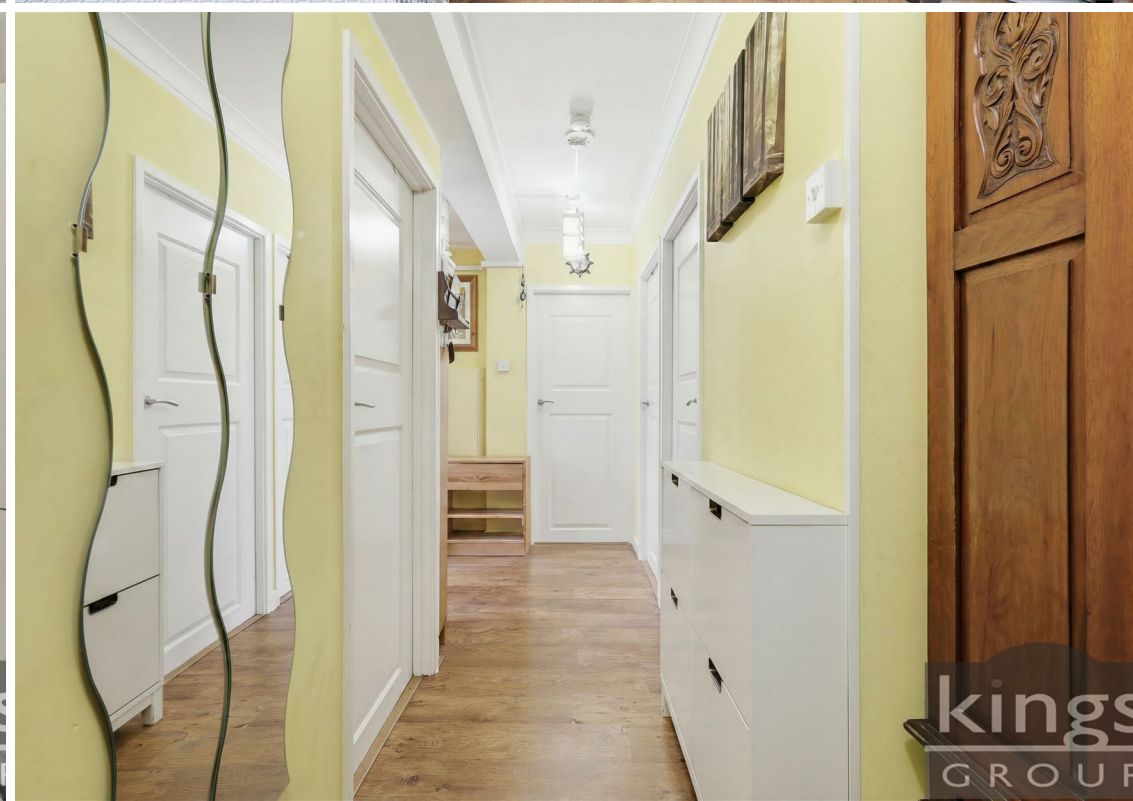
Families will appreciate the close proximity to Harris Academy Primary School, while a wide range of local shops, amenities, parks, and excellent transport links are all within easy reach. Offering a fantastic combination of space, location, and lifestyle, this is a superb opportunity to secure a home in one of North London's evolving and well-connected neighbourhoods.

Council Tax Band D

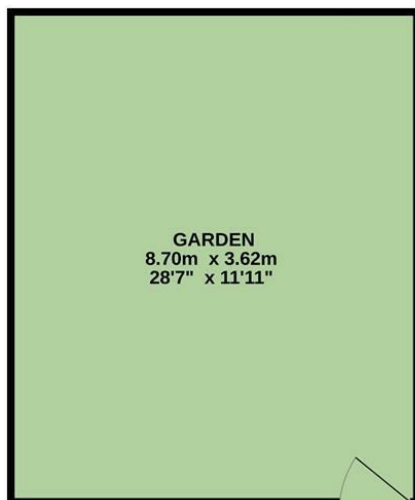
- Ground Floor
- Juliette Balcony
- Immaculate Condition Throughout
- Excellent Location
- EPC Rating : C

Construction Type: Standard (Brick)
 Lease - 81 Years Remaining
 Service Charge - £2,147.85 Per Annum, Ground Rent £10 Per Annum Included
 Flood Risk - Rivers & Seas: Low, Surface Water: High





GROUND FLOOR
0.0 sq.m. (0 sq.ft.) approx.



GROUND 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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