

## Northumberland Park, London, N17 0TD



**£325,000**

Kings Group are delighted to present this spacious split-level flat, offering excellent potential for those looking to put their own stamp on a property. Ideally situated in Northumberland Park, Tottenham, this flat is set across the first and second floors of Burleigh Court.

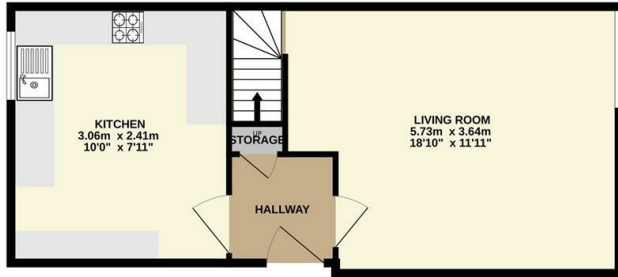
The property features a separate living room and a well-proportioned kitchen, which, although functional, offers great scope for modernisation. The kitchen currently provides a practical space for cooking and dining but could easily be transformed into a more contemporary setting. On the upper floor, you will find a three-piece bathroom, in need of some updating but offering solid foundations for refurbishment.

The flat also benefits from two good-sized bedrooms, each providing comfortable living space that can be easily adapted to suit your needs. While the property would benefit from some modernisation, it offers fantastic potential to create a stylish and comfortable home. The building features secure entry for added peace of mind, making this property an excellent opportunity for first-time buyers or investors seeking a project in a popular and rapidly

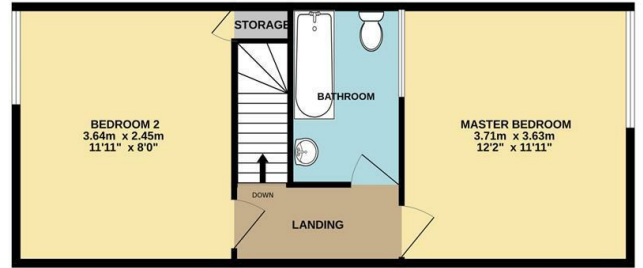




FIRST FLOOR



SECOND FLOOR



TOTAL FLOOR AREA : 62.0 sq.m. (667 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.  
Made with Metropix ©2024

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	

