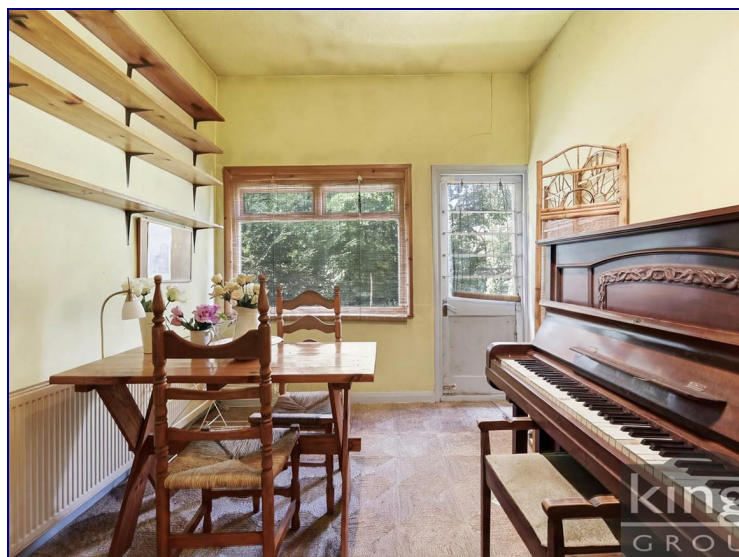
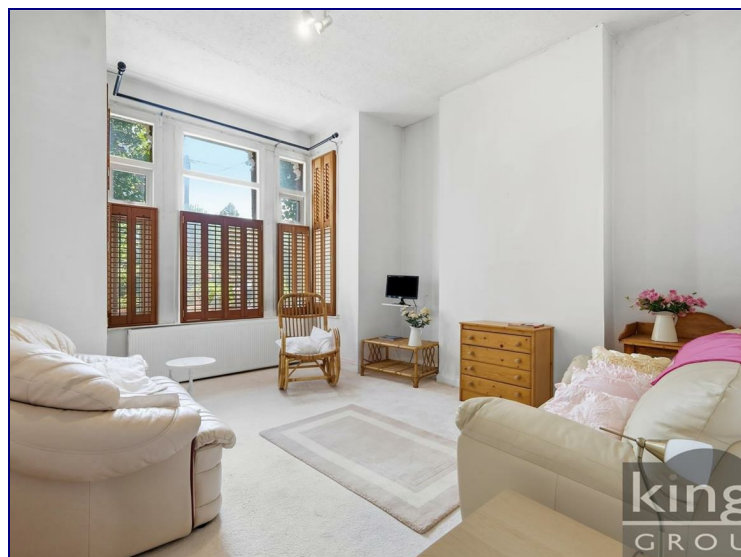


## Belmont Road, London, N15 3LS



**£360,000**

Kings Group are delighted to present this charming two-bedroom ground floor flat, ideally located in the highly sought-after Downhills Park area. Offered to the market with no onward chain, this spacious property presents an exciting opportunity for first-time buyers, investors, or those looking to create a home tailored to their own style.

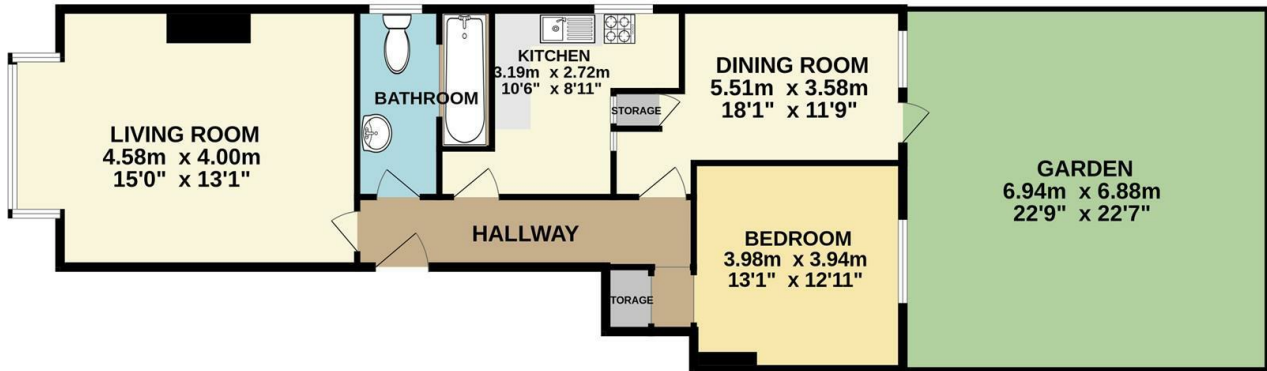
Requiring modernisation throughout, the property offers excellent scope to add value and personalise the space. The well-proportioned accommodation comprises a bright and spacious living room, a fitted kitchen, a three-piece family bathroom, a generous double bedroom, and a separate dining room with direct access to a private rear garden, providing an ideal space for relaxing or entertaining. Combining a desirable location with fantastic potential, this is a rare opportunity to acquire a property that can be transformed into a wonderful home or rewarding investment.

Ideally located just 0.5 miles from Turnpike Lane Underground Station (Piccadilly Line), the property offers excellent transport links into Central London and beyond. It also benefits from the ongoing regeneration of the Tottenham





## GROUND FLOOR



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 |           |

