



**2 Hamilton Mews 15A
Bruce Grove, Tottenham**

£400,000 Leasehold



2 Hamilton Mews 15A Bruce Grove, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- One Bedroom Flat
- Ground Floor
- Grade II Listed Building
- Sash Windows
- Private Gated Car Park
- Private Rear Garden Split With Two Separate Spaces
- Immaculate Condition
- Excellent Location
- Minutes Away From Bruce Grove Station
- EPC Rating : C

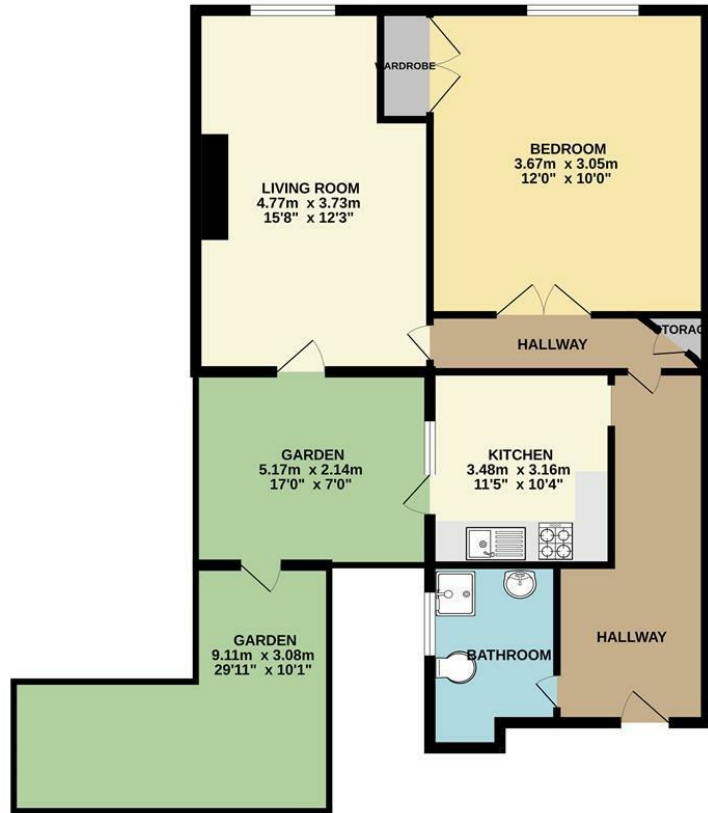
Kings Group are delighted to present this beautifully maintained, Grade II listed one-bedroom ground floor flat, located in the heart of Tottenham.

Offered in immaculate condition, this charming property boasts a spacious living room that opens onto a generous private garden. Thoughtfully divided into two distinct areas, perfect for outdoor dining, relaxation, or entertaining. Additional features include a sleek, modern fitted kitchen, a well-proportioned double bedroom, and a contemporary three-piece family bathroom suite. Residents also benefit from a secure, gated private parking space.

This home presents an excellent opportunity for first-time buyers or investors seeking a characterful property in a rapidly developing area.

Ideally situated just 0.2 miles from Bruce Grove Overground Station, the flat enjoys exceptional connectivity to Central London and surrounding areas via an extensive network of public transport links. The property is also within close proximity to local shops, schools, and amenities. It also benefits from the ongoing regeneration and investment in Tottenham, making it a smart and timely purchase.

GROUND FLOOR
55.0 sq.m. (592 sq.ft.) approx.



TOTAL FLOOR AREA : 55.0 sq.m. (592 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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