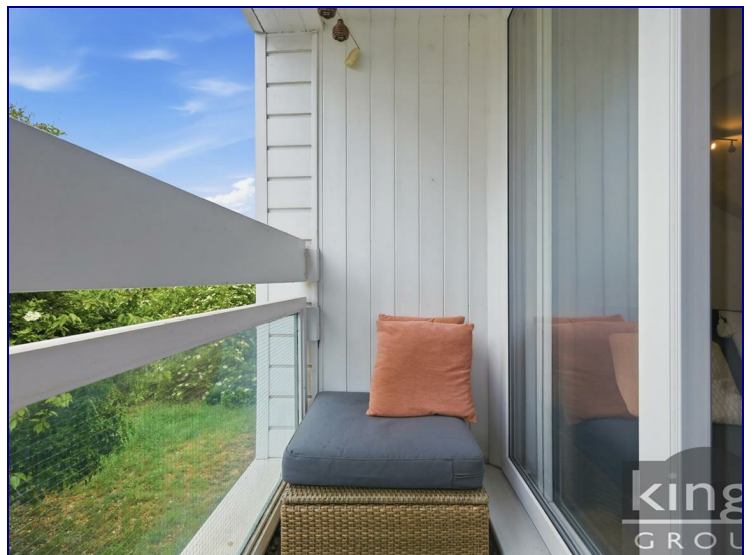


**Lomond Close, London, N15 5DF**



**£275,000**

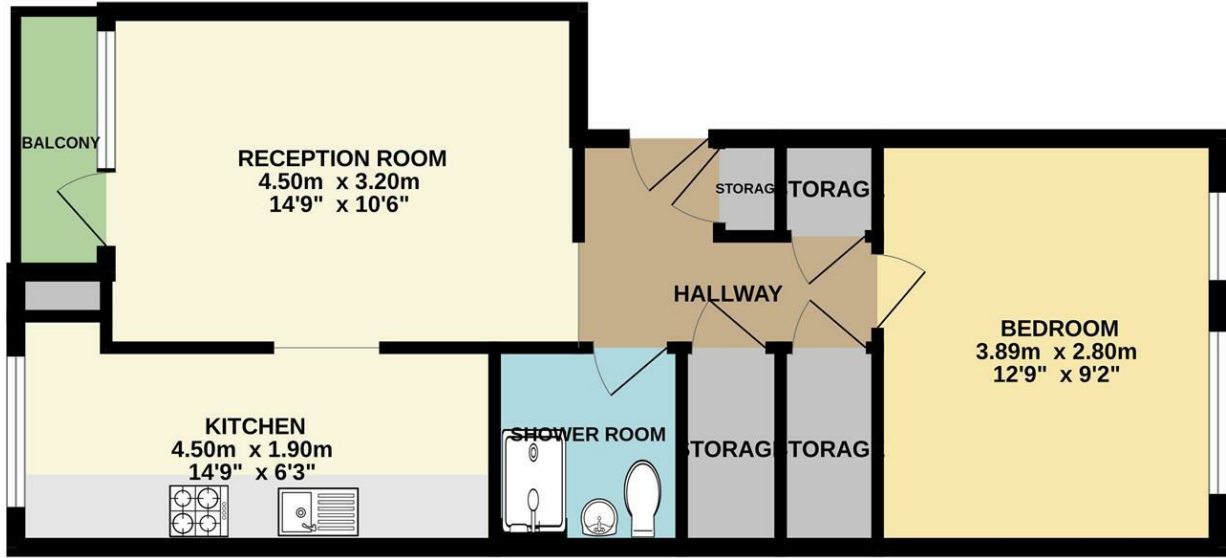
Kings Group are delighted to present this very well maintained one-bedroom first-floor apartment, perfectly positioned within a peaceful cul-de-sac just moments from Seven Sisters Station. Immaculately maintained and beautifully presented throughout, this stylish home offers bright, modern living ideal for first-time buyers, professional couples, or investors.

The property features a spacious and light-filled reception room with direct access to a private balcony, creating the perfect space to relax or entertain. The contemporary fitted kitchen combines both style and practicality, while the generously sized double bedroom provides comfortable accommodation. A sleek three-piece shower room completes the interior, finished to a high standard. Further benefits include three large storage cupboards, offering an exceptional amount of storage rarely available in similar properties.

Conveniently located on West Green Road, the property is within easy reach of Tottenham Green Leisure Centre and only a short walk from Seven Sisters Station, providing excellent connections via National Rail and the Victoria



FIRST FLOOR  
48.8 sq.m. (525 sq.ft.) approx.



TOTAL FLOOR AREA: 48.8 sq.m. (525 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		



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