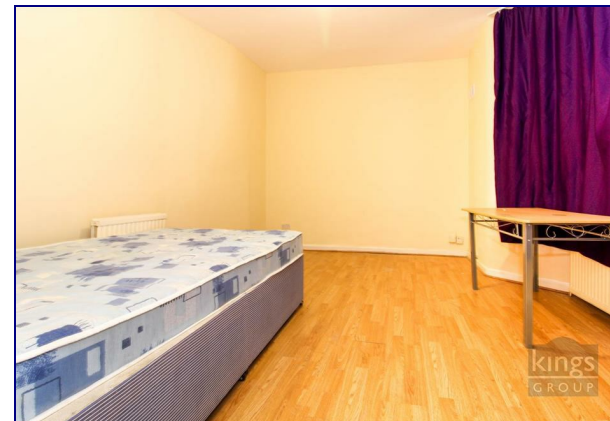




www.kings-group.net

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

Woodside Gardens, London, N17 6UY
£340,000

Kings Group are pleased to present this two bedroom ground floor period conversion with the share of freehold, for sale on a chain free basis. The property has been well maintained throughout and benefits from a spacious light and airy open plan living room with a fitted kitchen, two double bedrooms, three piece family bathroom suite and a private front and rear garden. This would be an ideal opportunity for a first time buyer or an investor.

Located in the heart of Tottenham, the property is minutes away from Bruce Grove Overground Station and benefits from the regeneration currently taking place in the area. The excellent bus and transport links provides easy access to the surrounding areas and Central London. The property is situated along a historic strip of buildings with Bruce Castle Museum and Bruce Castle Park located at the end of the road. Bruce Grove Primary School is conveniently located only 0.2 miles and there is an array of local shops, restaurants, cafes and amenities.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 67.7 sq.m. (729 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, 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 a guide for any prospective purchaser. The interests, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency can be given.
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