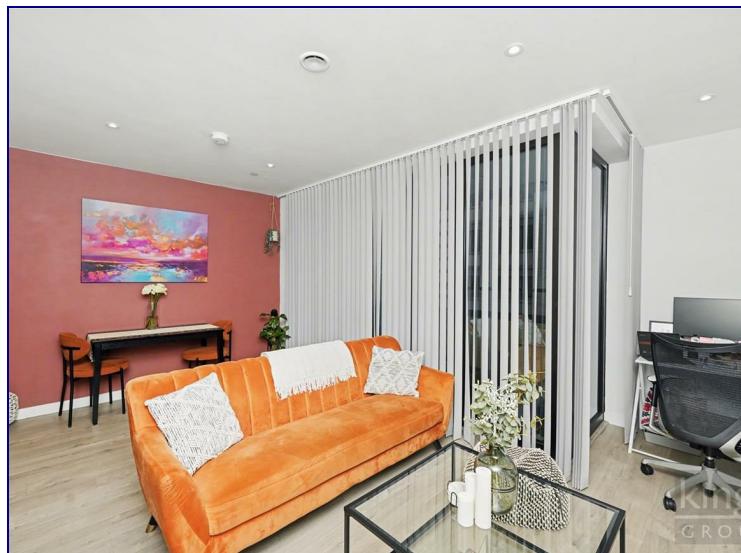
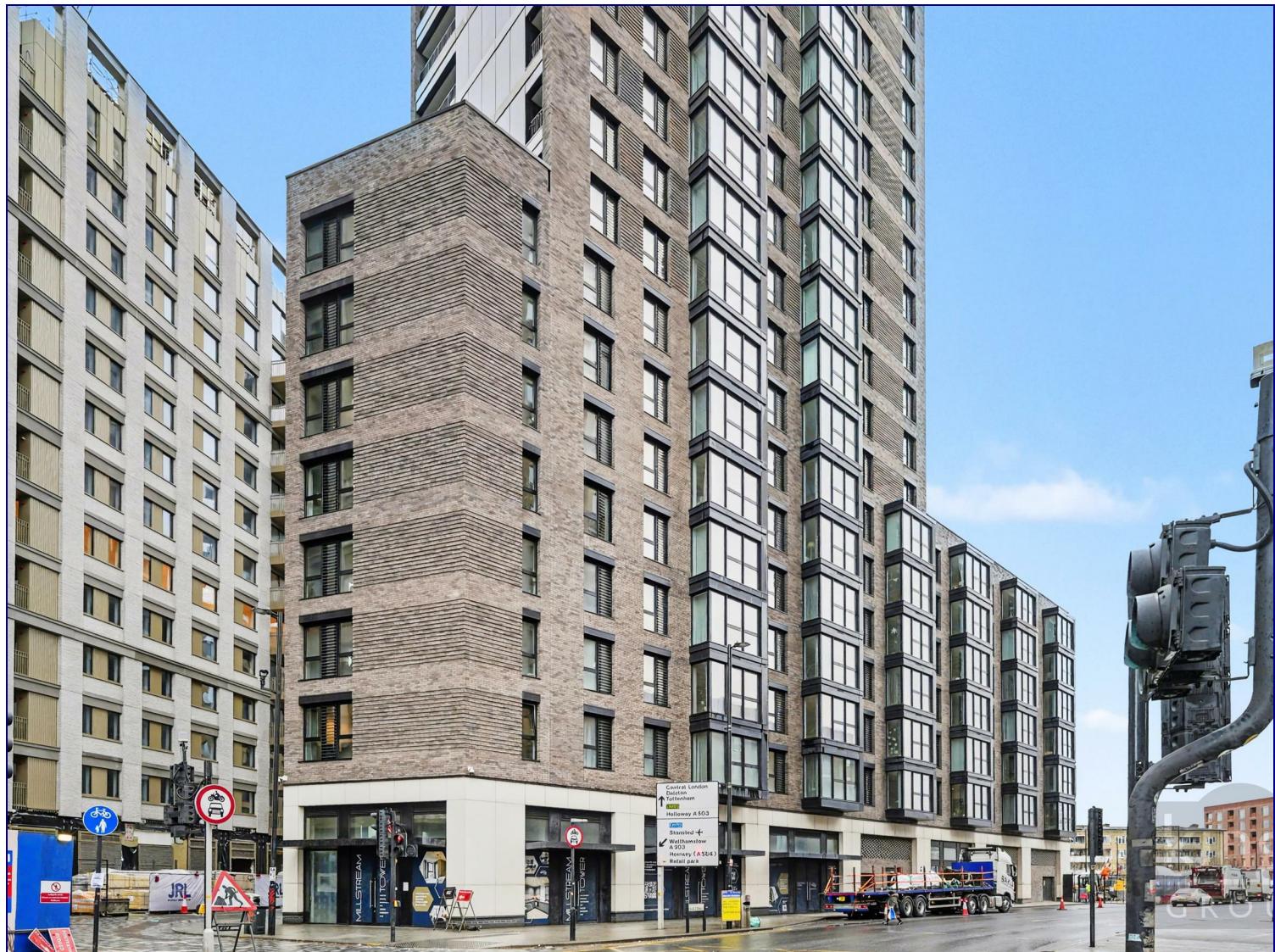


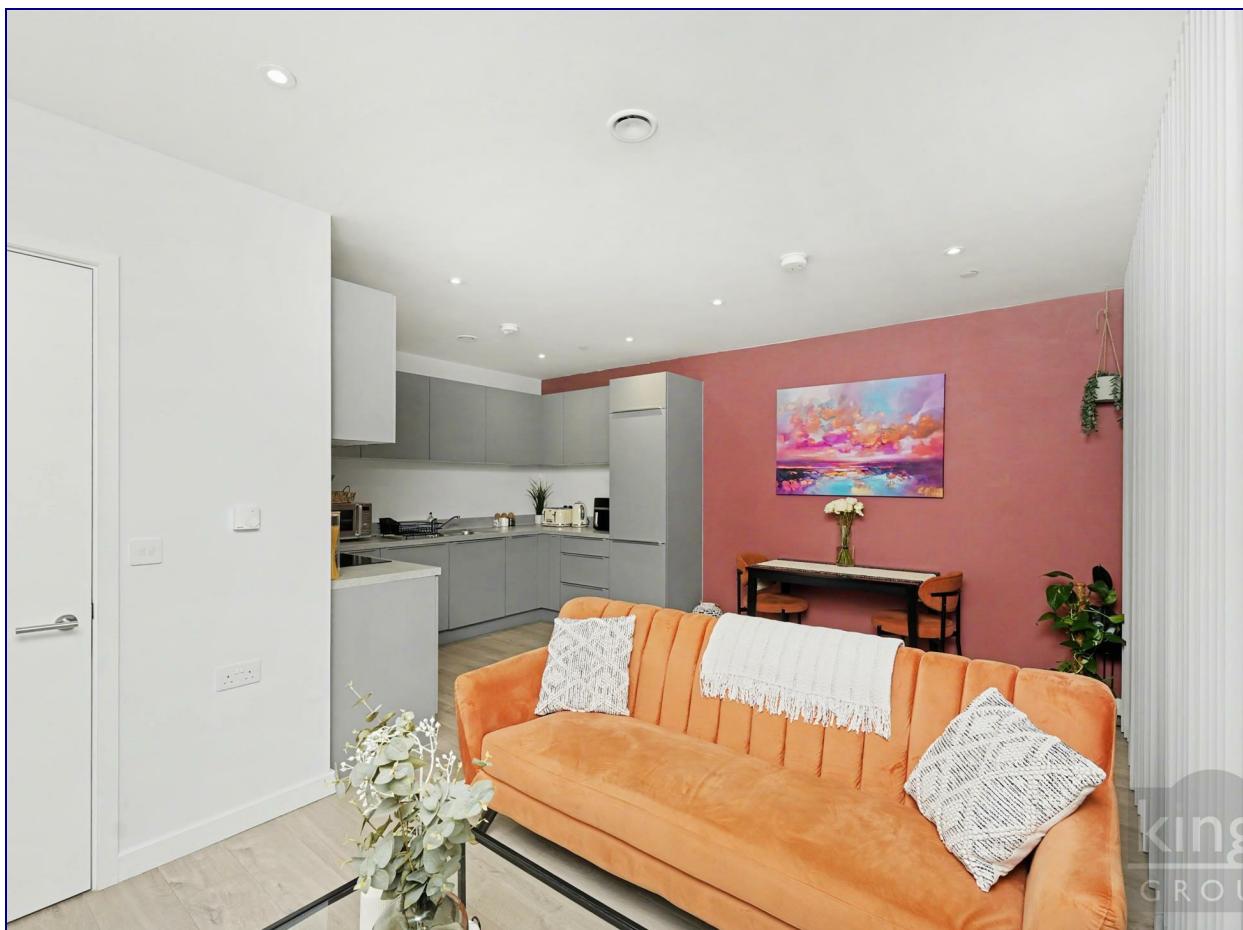
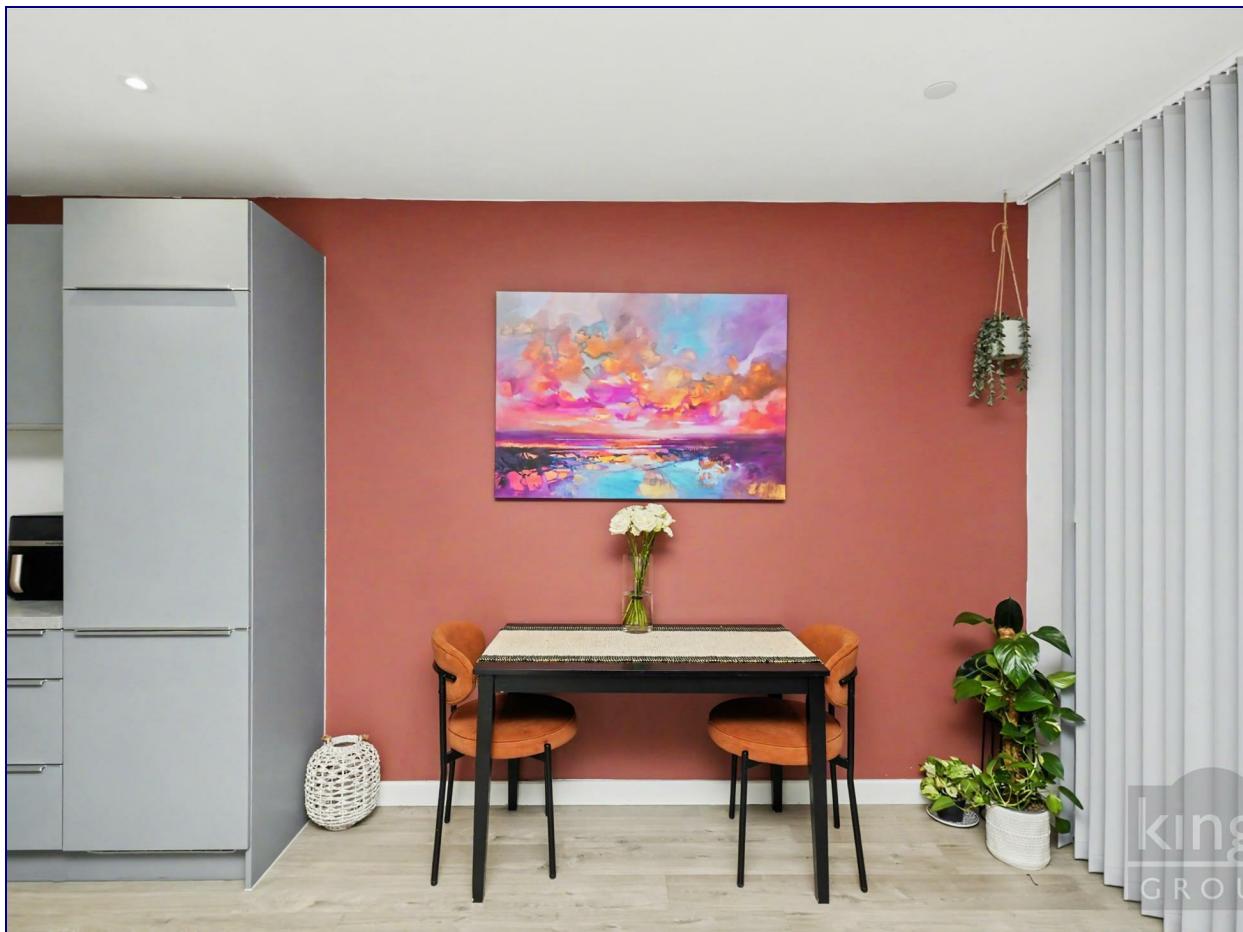
## Station Road, London, N17 9LT



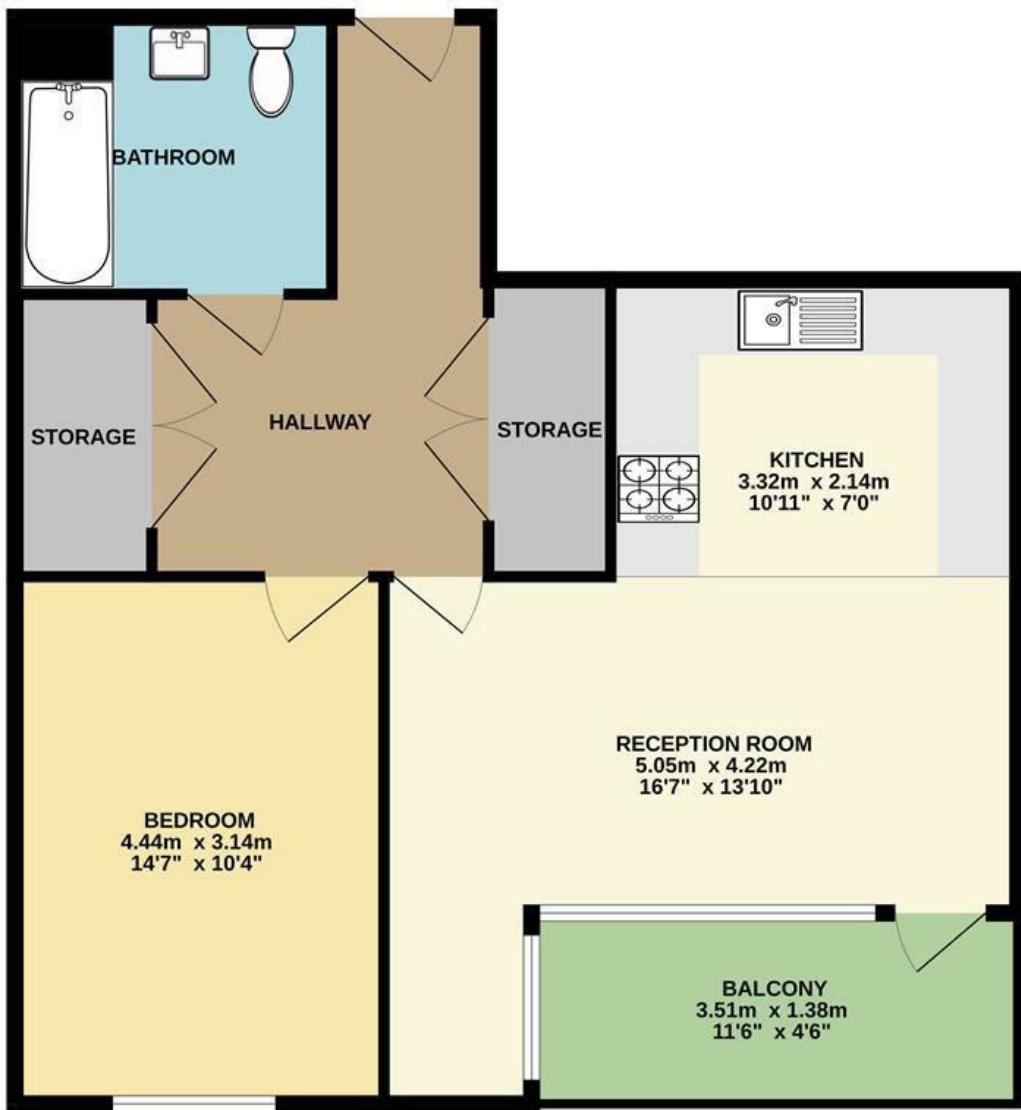
**£385,000**

Kings Group are proud to present this outstanding one-bedroom, purpose-built apartment, finished to an exceptional standard and perfectly positioned just moments from Tottenham Hale Underground and Overground stations. The apartment is immaculately presented throughout and boasts a bright, spacious open-plan living and dining area, seamlessly extending onto a generous private balcony—ideal for both relaxing and entertaining. The sleek, fully fitted modern kitchen complements the space beautifully, while a well-proportioned double bedroom and a stylish three-piece family bathroom complete this contemporary home. The property is an excellent opportunity for first-time buyers and investors alike.

Ideally located within a short walk of Tottenham Hale's train and bus stations, the property benefits from superb transport connections. Stratford and Liverpool Street can be reached in approximately 15 minutes via the Overground, with fast access to Central London on the Victoria Line and direct services to Stansted Airport via the Stansted Express.



FIRST FLOOR  
57.0 sq.m. (614 sq.ft.) approx.



TOTAL FLOOR AREA: 57.0 sq.m. (614 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)	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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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