



12F Bruce Grove, Tottenham
£350,000 Leasehold - Share of Freehold



12F Bruce Grove, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Two Bedroom Flat
- Grade II Listed Building
- Share of Freehold
- Sash Windows
- Well Maintained Throughout
- Chain Free
- Lease: 900+ Years
- Sought After Location
- Minutes Away from Bruce Grove Station
- Awaiting EPC Rating

an abundance of original features and has been well maintained throughout, benefitting from a open plan fitted kitchen and lounge, modern three piece family bathroom suite and two double bedrooms. The gated development has a communal parking area and would be an ideal opportunity for first time buyers or an investor.

Kings Group are delighted to present this two bedroom flat situated within a Grade II listed building in the heart of Tottenham for sale on a chain free basis. The property has an abundance of original features and has been well maintained throughout, benefitting from a open plan fitted kitchen and lounge, modern three piece family bathroom suite and two double bedrooms. The gated development has a communal parking area and would be an ideal opportunity for first time buyers 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.

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3RD FLOOR 53.8 sq. m. (579 sq. ft.) approx.



BRUCE GROVE, N17

TOTAL FLOOR AREA: 53.8 sq. m. (579 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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