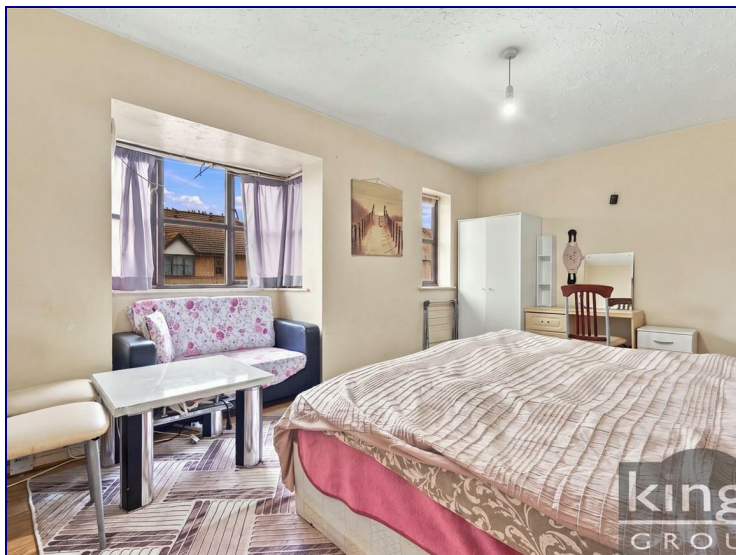




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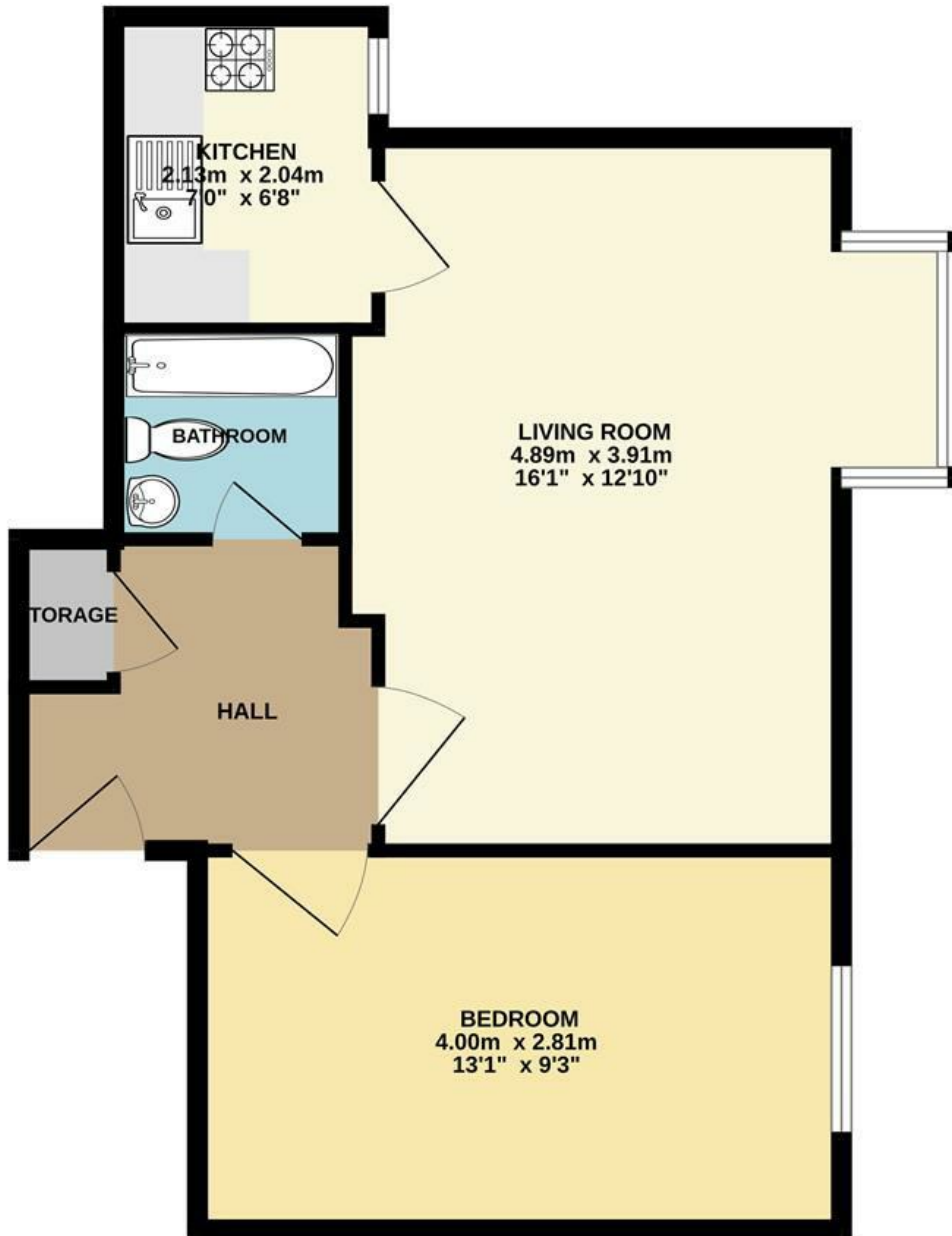
£220,000

Kings Group are pleased to present this one bedroom apartment located on the First floor of a purpose built development moments away from the new stadium and regeneration taking place in the area. The property is offered on a chain free basis and is in need of modernisation throughout benefiting from a spacious lounge, double bedroom, fitted kitchen and three-piece family bathroom suite. This would be the ideal opportunity for a first time buyer or investor.

Situated in the heart of the regeneration, the property is 0.4 miles to White Hart Lane Station with trains going directly to Liverpool Street Station and excellent bus routes connecting Central London and the surrounding areas. The property is moments away from local schools, amenities and restaurants and there is further development with new shops being built alongside the new stadium. Proposals are in the pipeline for a new public square with new restaurants and shops creating new jobs and growth within the local area.



TOP FLOOR
48.0 sq.m. (517 sq.ft.) approx.



TOTAL FLOOR AREA : 48.0 sq.m. (517 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 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	



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