



**Flat 22a Shaw House
Queen Street, Tottenham**

£281,250 Leasehold



Flat 22a Shaw House Queen Street, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Two Bedroom Flat
- Third Floor
- Allocated Parking Space
- Open Plan Kitchen / Lounge
- Lease: 100+ Years
- Balcony
- Storage Space Throughout
- Excellent Location
- 0.4 Miles to White Hart Lane Station
- EPC Rating : C

Road West project promises the creation of a new public square, along with additional restaurants and shops, driving job creation and economic growth within the area.

Council Tax Band C

Lease - 106 Years Remaining

Service Charge - £2,139.12 Per Annum, £178.26 Per Month

Construction Type - Standard (Brick)

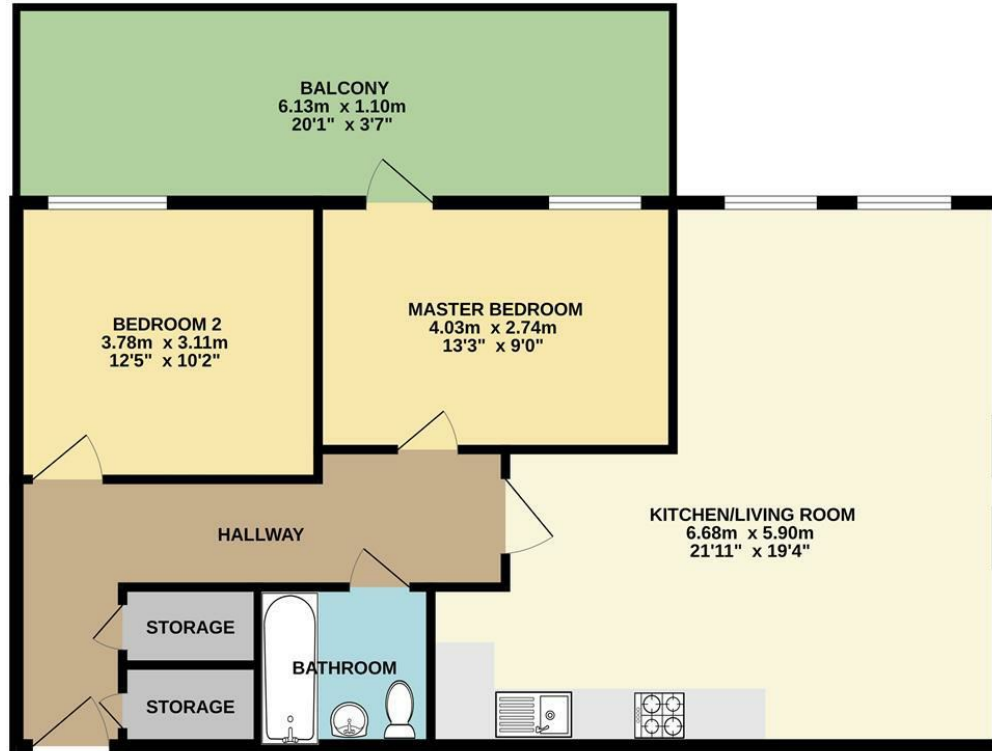
Flood Risk - Rivers & Seas- Very Low, Surface Water: Very Low

75% Shared Ownership.

Kings Group is pleased to offer this well-maintained two-bedroom purpose-built flat, ideally located just minutes from White Hart Lane Overground Station. Situated on the third floor, the property features two generously sized double bedrooms, a bright and spacious open-plan lounge and dining area with a modern fitted kitchen, and a balcony with stunning views. Additionally, the property includes a three-piece family bathroom suite and ample storage throughout. The property further benefits from a allocated parking space and you have access to a bike shed as well as a communal garden. This presents an excellent opportunity for both investors and first-time buyers alike.

The flat is perfectly positioned within a vibrant regeneration area, just 0.4 miles from White Hart Lane Station, offering direct trains to Liverpool Street Station. It benefits from convenient bus routes to Central London and beyond. The property is also close to local schools, amenities, and a variety of restaurants, with further development underway, including new shops alongside the stadium. The High

THIRD FLOOR
66.0 sq.m. (710 sq.ft.) approx.



TOTAL FLOOR AREA : 66.0 sq.m. (710 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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