



**Lower Flat, 1 Woodside Gardens, Tottenham
£340,000 Leasehold - Share of Freehold**



Lower Flat, 1 Woodside Gardens, Tottenham

473 High Street, Tottenham, London,
N17 6QA

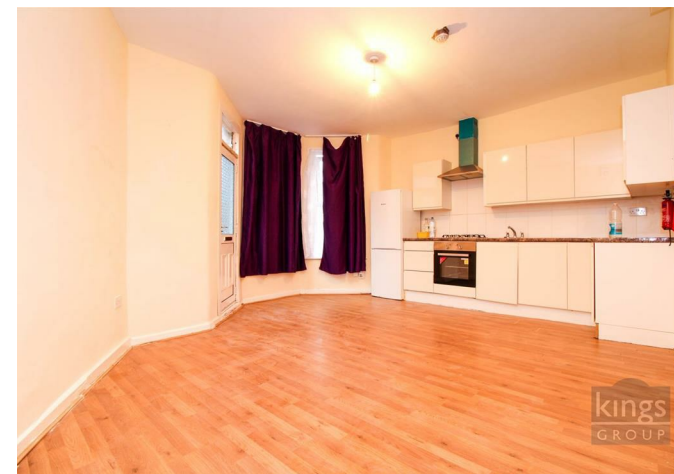
020 8801 2696
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- Two Bedroom Flat
- Period Conversion
- Share of Freehold
- Ground Floor
- Well Maintained Throughout
- Private Front and Rear Garden
- Chain Free
- Excellent Location
- Minutes Away from Bruce Grove Station
- Awaiting EPC Rating Rating

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.

GROUND FLOOR
67.7 sq.m. (729 sq.ft.) approx.



TOTAL FLOOR AREA: 67.7 sq.m. (729 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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