

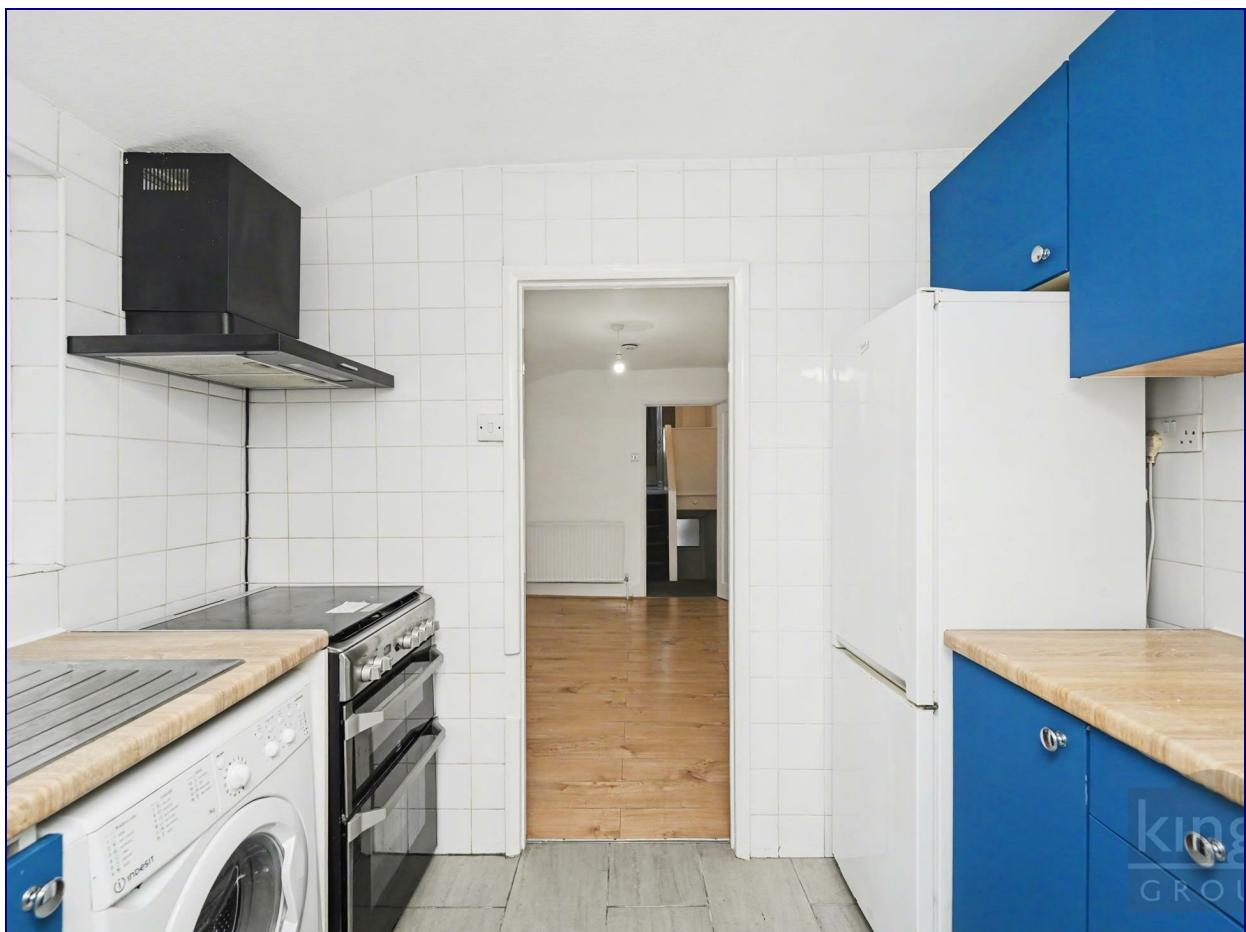
## Beaconsfield Road, London, N15 4SJ



**Offers In Excess Of £425,000**

Kings Group are delighted to present this well-maintained two-bedroom first-floor flat, ideally positioned just moments from Seven Sisters Underground and Overground Station. The property features a spacious and naturally bright reception room, a fitted kitchen, two well-proportioned double bedrooms, and a three-piece family bathroom. While the flat has been well cared for throughout, it also offers an excellent opportunity for a buyer to add their own personal touch, making it an ideal purchase for first-time buyers or investors.

Located in the heart of Tottenham, the property enjoys superb transport connections, with Seven Sisters Station (Zone 3 – Victoria Line and National Rail) within easy walking distance, providing swift access to Central London and surrounding areas. West Green Road and Seven Sisters Road offer a diverse range of local shops, cafés, and amenities, alongside a selection of nearby schools and colleges. Tottenham Retail Park is also close by, featuring a variety of restaurants and well-known retail outlets.





TOTAL FLOOR AREA : 55.0 sq.m. (592 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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			



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