Flat 11 Silver Court Reform Row, Tottenham

£270,000 Leasehold

kings GROUP

Flat 11 Silver Court Reform Row, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Two Bedroom Flat
- Second Floor
- Balcony
- Chain Free
- Gated Development
- Storage Space Throughout
- Double Bedrooms
- Excellent Location
- 0.7 Miles To Bruce Grove Overground Station
- EPC Rating : C

Address: Flat 11 Silver Court, Reform Row, London, N17 9AQ
We are acting in the sale of the above property and have received an offer of £255,000.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

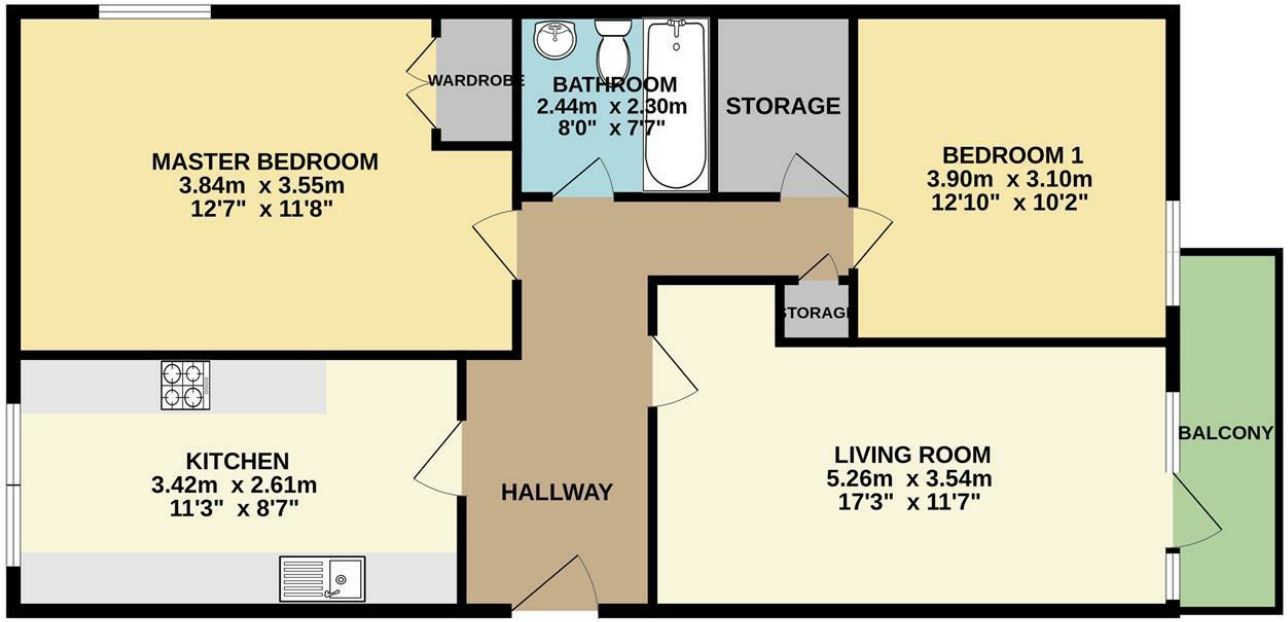
Date of Notice: 11/03/26

Kings Group are pleased to present this chain free two bedroom top floor flat located in a quiet gated development minutes away from Bruce Grove Overground Station. The property is in need of modernisation and benefits from plenty of storage space throughout. The property benefits from one large spacious reception room leading to a private balcony, fitted kitchen, two double bedrooms and a three piece family bathroom. This property has great potential to become a family home or investment opportunity.

Situated minutes away from Bruce Grove overground station & Tottenham Hale Train and Bus Station, the excellent transport links provides easy access into Central London and the surrounding areas. Tottenham Hale connects local residents to Stratford and Liverpool, with the fast train taking only 15 minutes (Overground), Stansted Airport (Stansted Express) and Central London (Victoria Line). Tottenham Retail Park is moments away with plenty of shops, restaurants and convenience stores. Regeneration is currently taking place in the area with the station and stadium under refurbishment and the proposed Crossrail 2 project passing through the station.

Council Tax Band C
Lease - 109 Years Remaining
Service Charge - £1,885.56 Per Annum, £157.13 Per Month
Flood Risk - Rivers & Seas - Very Low, Surface Water - Medium

SECOND FLOOR



TOTAL FLOOR AREA : 71.0 sq.m. (764 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor

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