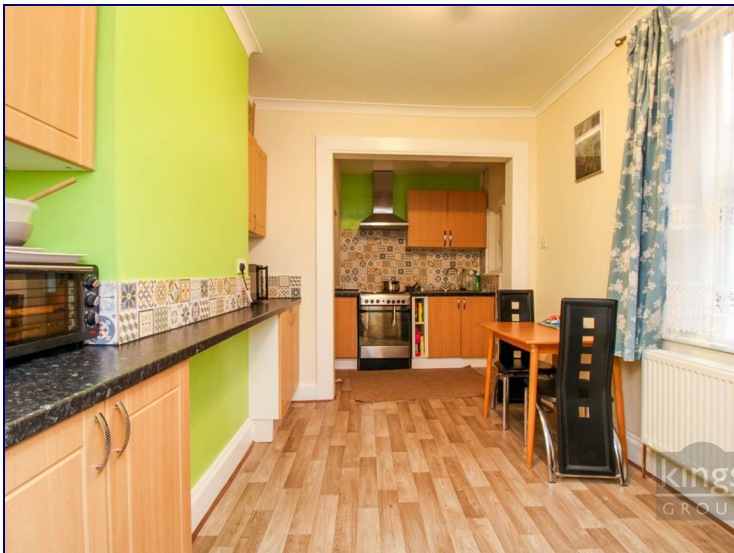


**Broad Lane, London, N15 4QT**



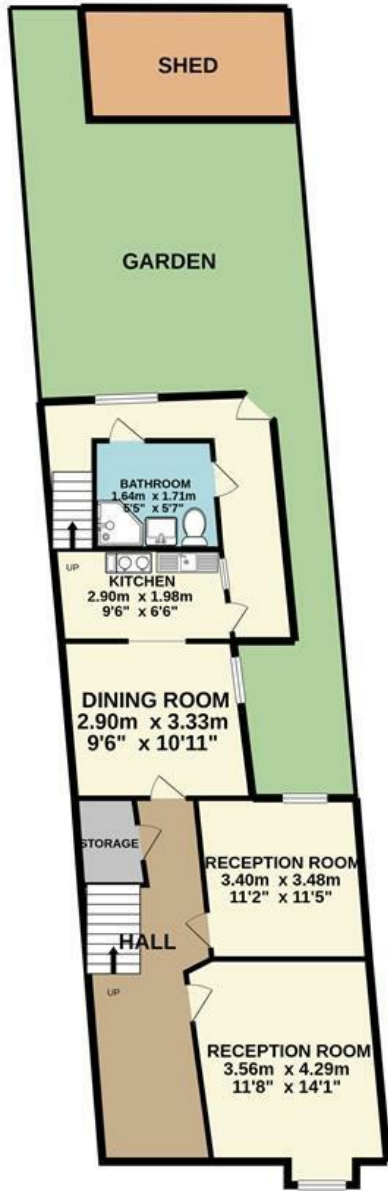
**£525,000**

Kings Group are pleased to present this three bedroom Victorian period house located minutes away from both Tottenham Hale Station and Retail Park. The property has been well maintained throughout and benefits from two spacious reception rooms, a dining room leading to a fitted kitchen, downstairs three piece family bathroom. The first floor boasts three double bedrooms with the family bathroom located via the third bedroom and stairs leading down to the ground floor. This would be an ideal opportunity for a family or an investor.

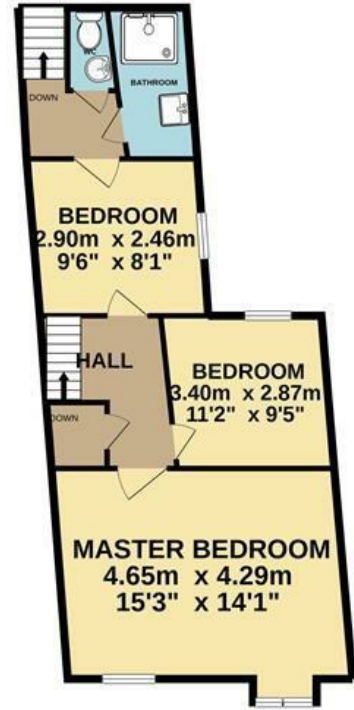
Situated minutes away from Seven Sisters Station and Tottenham Hale Train and Bus Station, the excellent transport links provides easy access into Central London and the surrounding areas. Tottenham Hale connects local residents to Stratford and Liverpool, with the fast train taking only 15 minutes (Overground), 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.



GROUND FLOOR  
99.7 sq.m. (1073 sq.ft.) approx.



1ST FLOOR  
73.9 sq.m. (796 sq.ft.) approx.



TOTAL FLOOR AREA : 112.0 sq.m. (1206 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**Environmental Impact (CO<sub>2</sub>) Rating**

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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