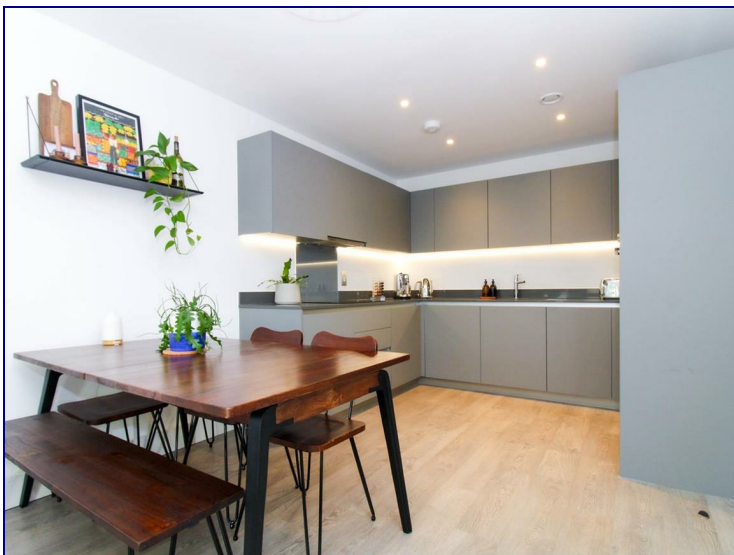


1 Scotland Green, London, N17 9GT



£480,000

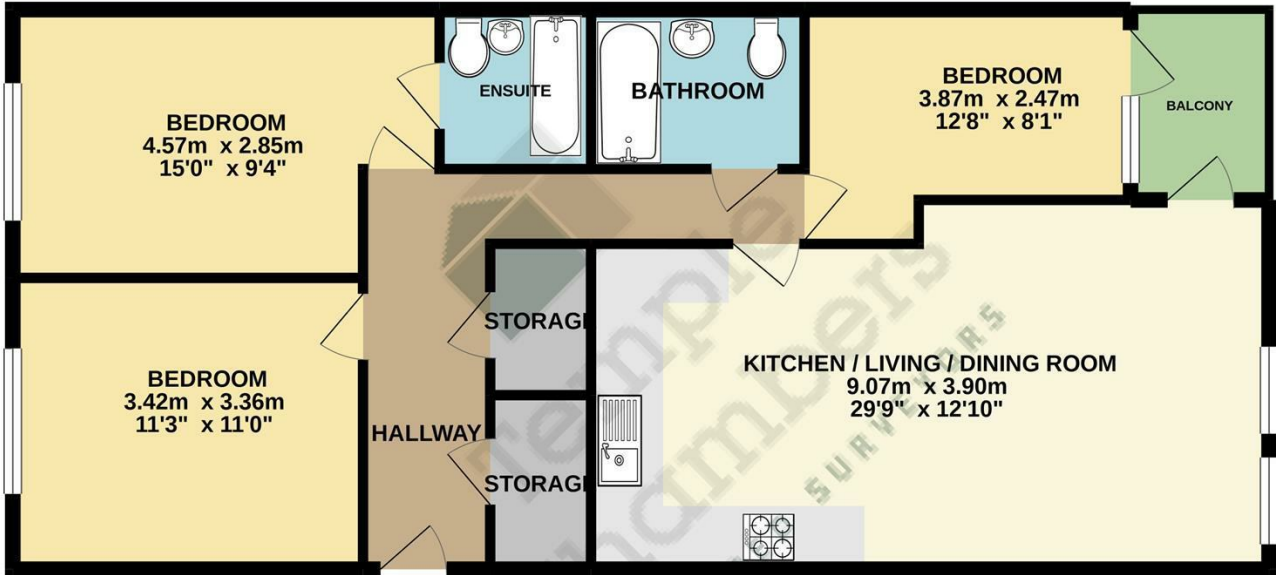
Open Day: Saturday 16th October 2021 by Appointment Only. Kings Group are delighted to present this three bedroom purpose built modern development boasting a staggering 1,011 sqft. The property is immaculate condition throughout and benefits from a spacious light and airy open plan lounge with dining area and a modern fitted kitchen with integrated fridge freezer and dishwasher, and a balcony accessible both via the lounge and third bedroom. The great space offers three double bedrooms with the master bedroom an ensuite shower room, there is an additional spacious family bathroom and ample storage space throughout.

Located in the heart of Tottenham, the property is a short walking distance from Bruce Grove (overground) and Tottenham Hale (underground and overground). It benefits from the regeneration currently taking place in the area. Mulberry Primary School is minutes away and the excellent bus and transport links provide easy access to the surrounding areas and Central London. The property is moments away from local shops, amenities and schools, and would be a great chance for anyone looking to move or invest into the area.

A short distance away you can walk or cycle to the picturesque River Lea and nearby Markfield Recreational Ground offering plenty of open space. A stroll down the River Lea brings you to Springfield Park, a local nature reserve providing a tranquil environment. For evening entertainment nearby Stoke Newington or Tottenham Hale benefits from a wide array of restaurants, pubs, bars, cafes, you will find something to cater for every taste and occasion.



SECOND FLOOR



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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

