



**37 Eileen Lenton Court
Tottenham Green East,
Tottenham**

**Offers In Excess Of
£315,000 Leasehold**



37 Eileen Lenton Court Tottenham Green East, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- One Bedroom Flat
- Second Floor
- Immaculate Condition
- Gated Development
- Prime Location
- 109 Years Lease Remaining
- Chain Free
- Ample Storage Throughout
- Minutes Away from Seven Sisters Station
- EPC Rating : B

Kings Group are delighted to present this one bedroom modern purpose built flat situated minutes away from Seven Sisters Station for sale on a chain free basis. The property is situated on the second floor and benefits from great natural light flowing throughout, a naturally bright living room / diner, modern fitted kitchen, double bedroom, three-piece family bathroom suite and ample storage space throughout. This would be an ideal opportunity for a first time buyer or investor.

Situated in prime location Seven Sisters, the property is a few minutes walk to Seven Sisters Underground and Overground Station with trains going directly to Liverpool Street Station and excellent bus routes connecting the surrounding areas. The property is moments away from local schools, amenities and restaurants and there is further development with new shops and delis being in Seven Sisters and Tottenham Hale.

2ND FLOOR



TOTAL FLOOR AREA : 61.0 sq.m. (657 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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