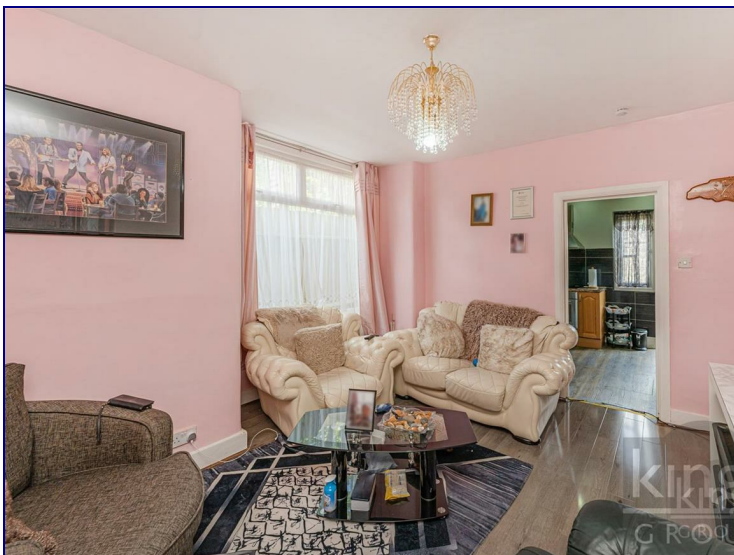


Mount Pleasant Road, London, N17 6EZ



£495,000

Kings Group is proud to present this charming two-bedroom, ground floor end-of-terrace period conversion, complete with a private garden and a private garage, ideally located in the heart of the sought-after Bruce Grove area.

Beautifully maintained throughout, the property offers a bright and spacious living room, a well-appointed kitchen, a three-piece family bathroom, and two generously sized double bedrooms. The private garden provides a perfect outdoor retreat, ideal for relaxing or entertaining. This home presents an excellent opportunity for first-time buyers or investors alike.

Situated just 0.6 miles from Bruce Grove Overground Station, the property benefits from excellent transport links and is perfectly positioned to take advantage of the ongoing regeneration in the Tottenham area. Bruce Grove Primary School is within easy walking distance, and a wide array of local shops, amenities, and schools are conveniently close by. With its blend of character, location, and investment potential, this property is not to be missed.



GROUND FLOOR
87.0 sq.m. (936 sq.ft.) approx.



TOTAL FLOOR AREA : 87.0 sq.m. (936 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			
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	



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