

kings GROUP

www.kings-group.net

473 High Street
Tottenham N17 6QA
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High Road, London, N15 4BN

£325,000

- One Bedroom Flat
- Private Balcony
- Storage Space Throughout
- Double Bedroom
- Minutes Away From Seven Sisters Station
- Second Floor
- Open Plan
- Lift Access
- Excellent Location
- EPC Rating : B

Kings Group are delighted to present this modern one-bedroom apartment for sale, ideally situated just moments from Seven Sisters Station.

Located on the second floor of a purpose-built development, this well-presented property benefits from an abundance of natural light throughout and the added advantage of a private balcony. The accommodation comprises a bright and spacious living and dining area, a modern fitted kitchen, a well-proportioned double bedroom, a contemporary three-piece family bathroom, ample storage space and a private balcony, providing the perfect spot to enjoy some fresh air.

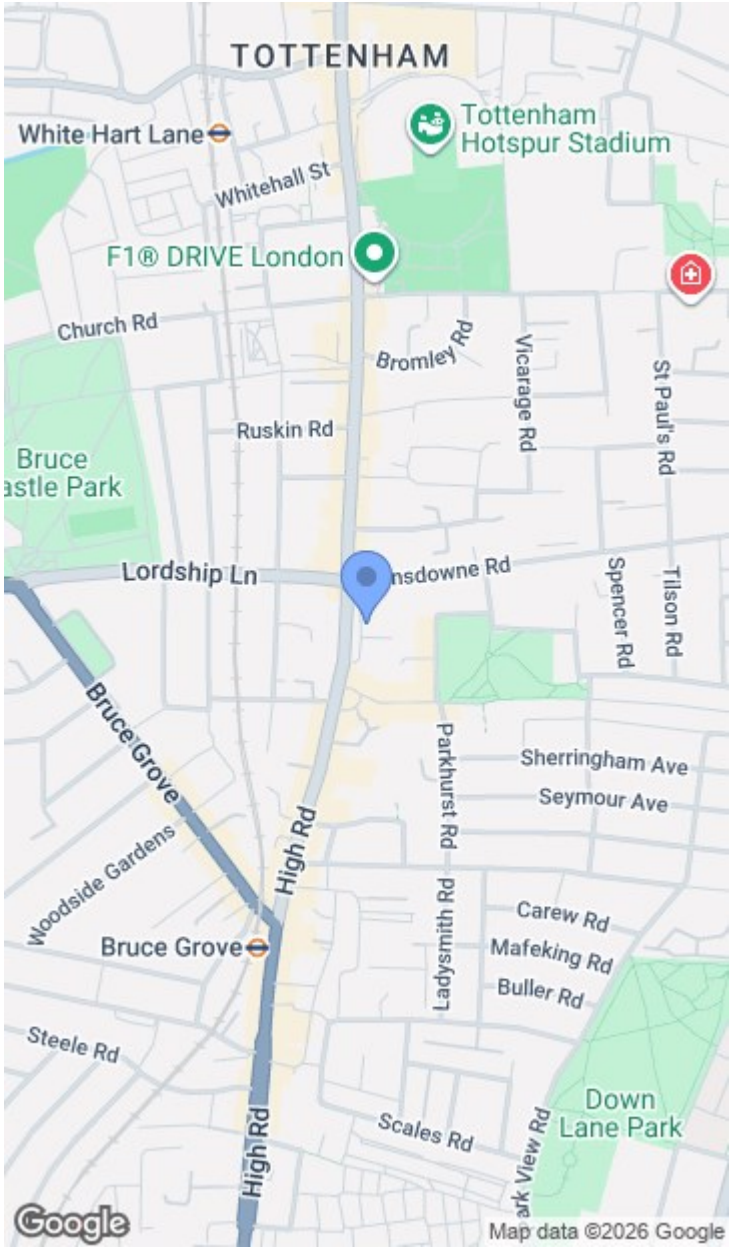
Perfectly suited to first-time buyers looking to take their first step onto the property ladder or investors seeking an attractive buy-to-let opportunity, this property offers comfortable modern living in a highly convenient location.

Situated in the heart of Seven Sisters, the property is just a short walk from Seven Sisters Underground and Overground Station, providing excellent transport links, including direct services to Liverpool Street. A variety of local bus routes also offer convenient connections to surrounding areas.

Residents can enjoy easy access to a wide range of local amenities, including shops, restaurants, schools and everyday conveniences. The area is also benefiting from ongoing regeneration, with an expanding selection of independent shops, cafés and delis across Seven Sisters and nearby Tottenham Hale, further enhancing the appeal of this well-connected North London location.

An excellent opportunity for first-time buyers and investors alike. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Council Tax Band C
Lease - 115 Years Remaining
Construction Type - Standard (Brick)
Service Charge - £2,860.56 Per Annum, £238.38 Per Month
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low











SECOND FLOOR
54.0 sq.m. (581 sq.ft.) approx.



TOTAL FLOOR AREA : 54.0 sq.m. (581 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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