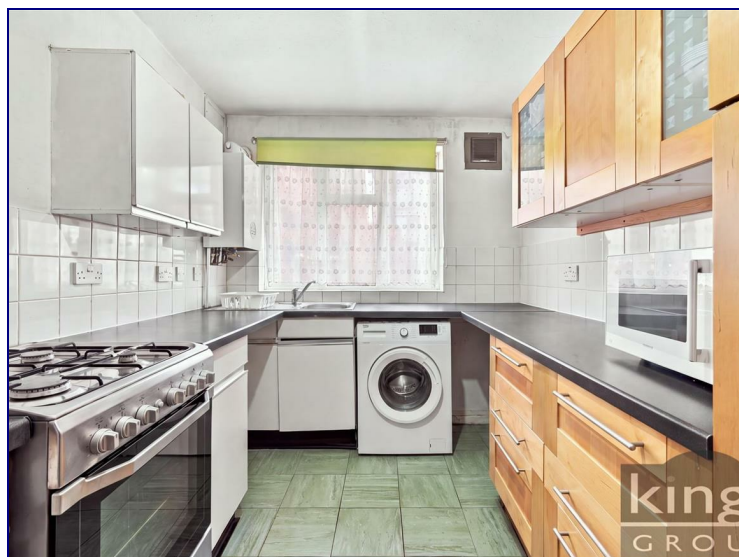
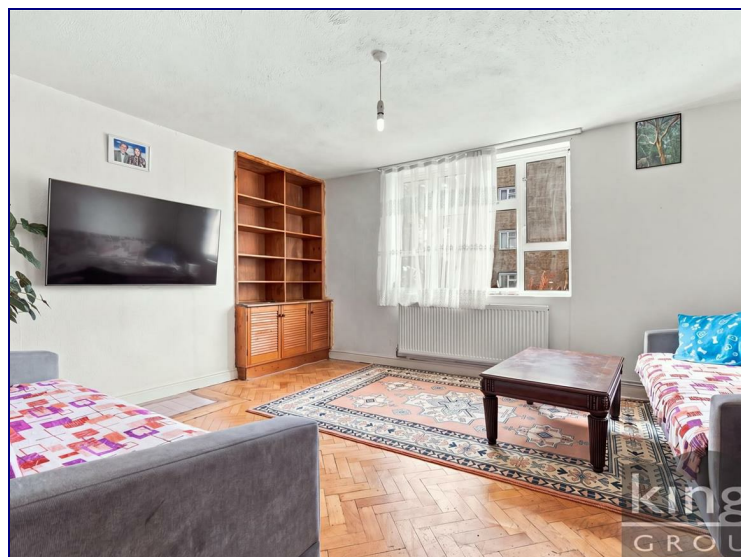


Hale Gardens, London, N17 9LY



£375,000

Kings Group are delighted to present this spacious three-bedroom split-level maisonette, ideally located just moments from Tottenham Hale Station. Offering a larger-than-average layout, the property is an excellent opportunity for first-time buyers, families and investors alike. The accommodation comprises a well-equipped kitchen, a generously sized separate lounge with dining area, two double bedrooms, a good-sized single bedroom, a two-piece family bathroom and a separate WC. The property also benefits from ample storage throughout.

The location provides easy access to a wide range of amenities, including Tesco, Tottenham Retail Park and numerous established local businesses. Excellent transport links are also close by, with Tottenham Hale and Seven Sisters stations offering convenient access to the Victoria Line, London Overground and Stansted Express, as well as numerous bus and road connections.

For those who enjoy the outdoors, the property is just minutes from the River Lea and Markfield Recreation Ground, with Springfield Park and its nature reserve also within easy reach. Nearby Stoke Newington offers an excellent

Front

Bathroom

With Sink, Bath, Tiled Walls

WC

With Toilet and Wooden Flooring

Lounge

Kitchen

14'8" x 10'1" (4.47 x 3.07)

With Tiled Flooring, Power Points, Part Tiled Walls, Stainless Steel Sink, Double Glazed Window

Bedroom One

14'7" x 12'2" (4.45 x 3.71)

With Carpet, Power Points, Single Radiator (untested)

Bedroom Two

13'2" x 8'3" (4.01 x 2.51)

With Double Glazed Window, Radiator (untested)

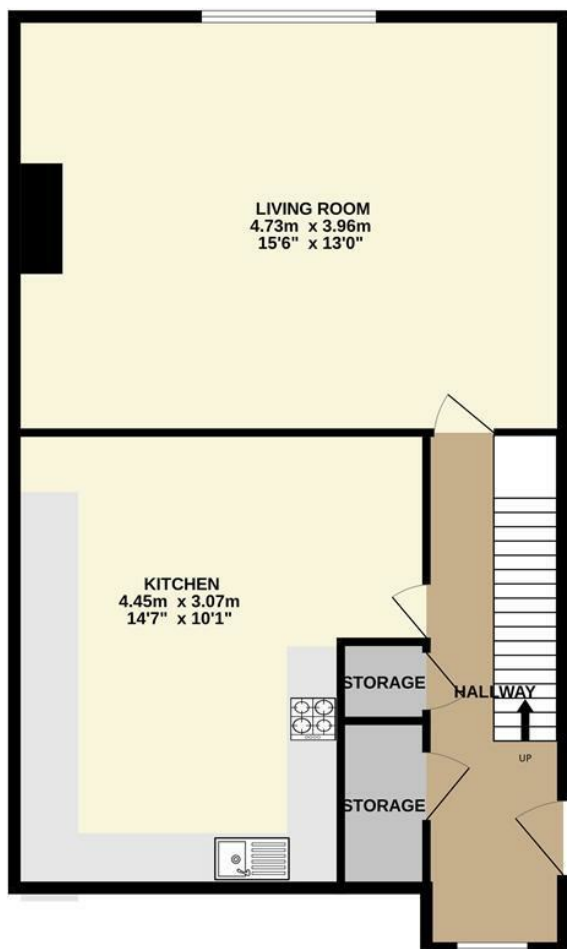
Bedroom Three

9'8" x 7'5" (2.95 x 2.26)

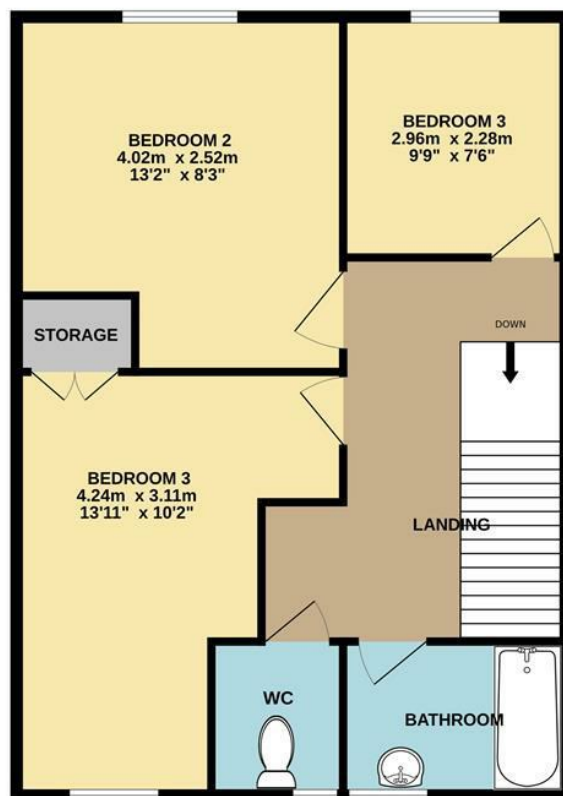
With Carpet, Double Glazed Window to Front, Power Points



SECOND FLOOR



THIRD FLOOR



TOTAL FLOOR AREA : 81.0 sq.m. (872 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 (CO₂) 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	

