



**Robert Burns House
Northumberland Park.,
Tottenham**

£330,000 Leasehold



Robert Burns House Northumberland Park., Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Two Bedroom Maisonette
- Ground Floor
- Well Maintained Throughout
- Outbuilding
- Private Rear Garden (Approx 30ft)
- Double Bedrooms
- Storage Space Throughout
- Excellent Location
- 0.2 Miles to Northumberland Park Station
- EPC Rating : C

by. With excellent bus routes and transport connections to Central London and surrounding areas, this property offers both lifestyle and location in equal measure.

A fantastic opportunity not to be missed – arrange a viewing today to fully appreciate what this home has to offer.

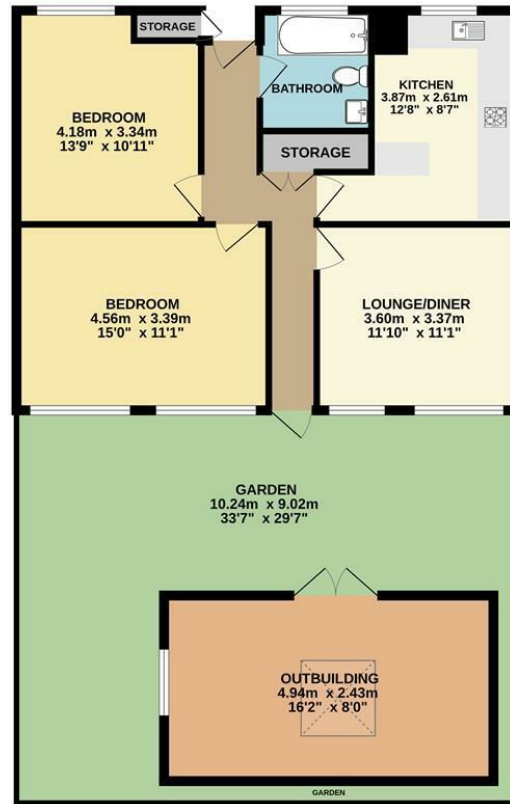
Kings Group are pleased to present this well-maintained two-bedroom ground floor maisonette and featuring a spacious private rear garden complete with a beautifully built outbuilding – perfect for a home office, gym, or additional storage.

This charming property offers an ideal blend of comfort and convenience, benefitting from a fitted kitchen, a light and airy lounge, two generously sized double bedrooms, and a three-piece family bathroom suite. The home has been lovingly maintained throughout, making it a fantastic opportunity for first-time buyers or investors alike.

Situated in the heart of Tottenham, just 0.2 miles from Northumberland Park Station, the property offers excellent transport links via the London Overground, with direct access to Tottenham Hale Station and Liverpool Street Station. The area is undergoing exciting regeneration, further adding to its appeal and investment potential.

Families will appreciate being within walking distance of Harris Academy Primary School, while a variety of local shops, schools, and amenities are all conveniently close

GROUND FLOOR
67.0 sq.m. (721 sq.ft.) approx.



NORTHUMBERLAND PARK, N17

TOTAL FLOOR AREA : 67.0 sq.m. (721 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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