

**Downhills Way, London, N17 6AN**



**£600,000**

Kings Group are pleased to present this four bedroom 1930s house situated on the borders of Tottenham and Wood Green. Minutes away from both Downhills Park and Lordship Recreation Park, the property benefits from two reception rooms, an extended fitted kitchen/diner, downstairs shower room and private rear garden. The first floor boasts two double bedrooms and a comfortable single bedroom as well as a three piece family bathroom suite with stairs leading to a spacious light and airy loft room with en suite shower room. The property is being offered on a chain free basis and would be an ideal opportunity as a family home or investment opportunity.

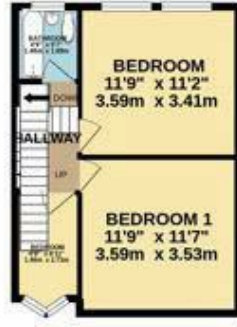
Located on the borders of Tottenham and Wood Green, the property is 0.6 miles away from Turnpike Lane Underground Station which is on the Piccadilly Line and is served by bus routes accessing the local area and Central London. The property is well positioned for local schools and amenities, as well as a host of new restaurants, bars and shops. The Mall in Wood Green is a short distance away providing a shopping hub for local residents.



GROUND FLOOR  
597 sq. ft. (55.4 sq. m.) approx.



1ST FLOOR  
374 sq. ft. (34.7 sq. m.) approx.



2ND FLOOR  
289 sq. ft. (26.9 sq. m.) approx.



TOTAL FLOOR AREA : 1260 sq. ft. (117.0 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 listed 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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