


kings GROUP

**www.kings-group.net**

473 High Street
Tottenham N17 6QA
Tel: 020 8801 2696

**Reform Row, London, N17 9AQ**

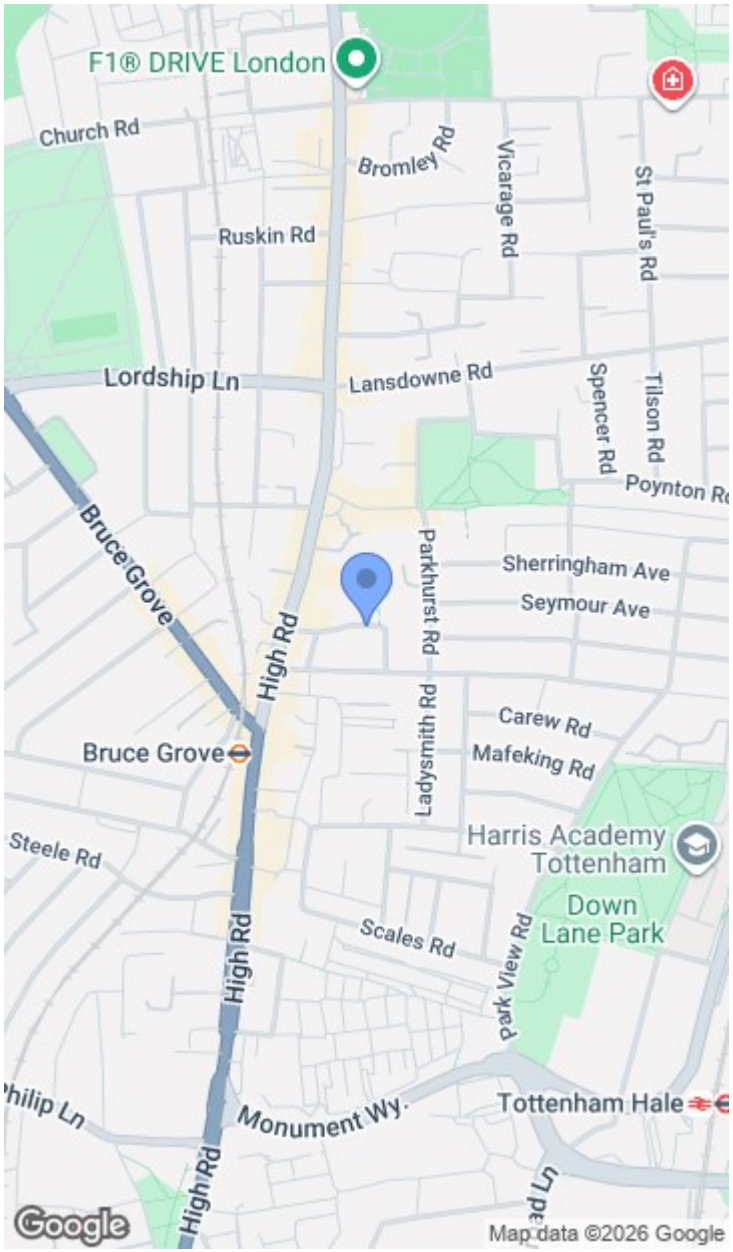
**Offers In Excess Of £220,000**

- Two Bedroom Flat
- Balcony
- Gated Development
- Double Bedrooms
- 0.7 Miles To Bruce Grove Overground Station
- Second Floor
- Chain Free
- Storage Space Throughout
- Excellent Location
- EPC Rating : C

Kings Group are pleased to present this chain free two bedroom first floor flat located in a quiet gated development minutes away from Bruce Grove Overground Station. The property is in need of modernisation and benefits from plenty of storage space throughout. The property benefits from one large spacious reception room leading to a private balcony, fitted kitchen, two double bedrooms and a three piece family bathroom. This property has great potential to become a family home or investment opportunity.

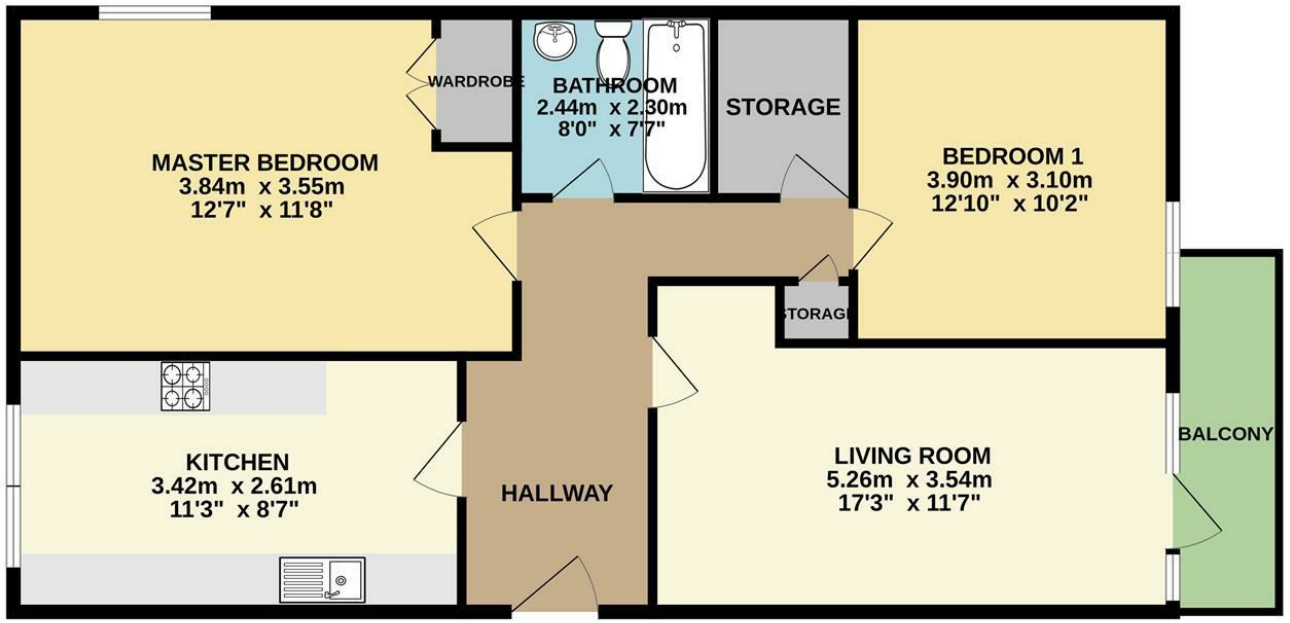
Situated minutes away from Bruce Grove overground station & Tottenham Hale Train and Bus Station, the excellent transport links provides easy access into Central London and the surrounding areas. Tottenham Hale connects local residents to Stratford and Liverpool, with the fast train taking only 15 minutes (Overground), Stansted Airport (Stansted Express) and Central London (Victoria Line). Tottenham Retail Park is moments away with plenty of shops, restaurants and convenience stores. Regeneration is currently taking place in the area with the station and stadium under refurbishment and the proposed Crossrail 2 project passing through the station.

Council Tax Band C
Lease - 109 Years Remaining
Service Charge - £1,885.56 Per Annum, £157.13 Per Month
Flood Risk - Rivers & Seas - Very Low, Surface Water - Medium





# FIRST FLOOR




TOTAL FLOOR AREA : 71.0 sq.m. (764 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.
Made with Metropix ©2026