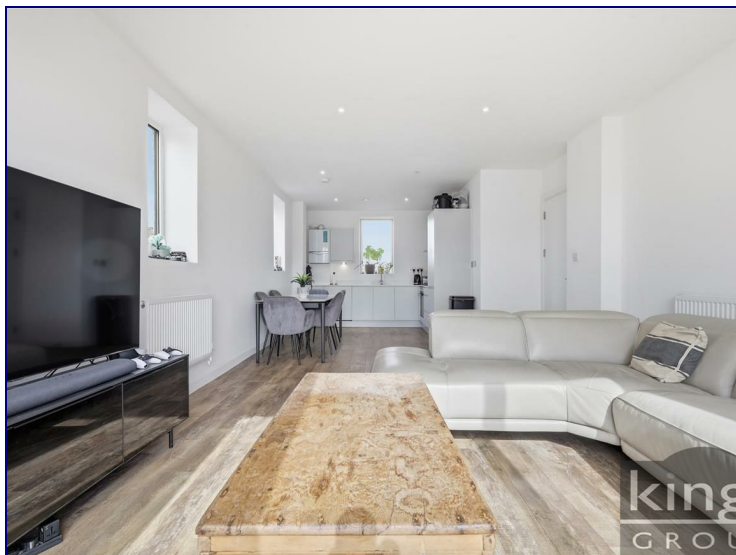


**168, Park View Road, London, N17 9BY**



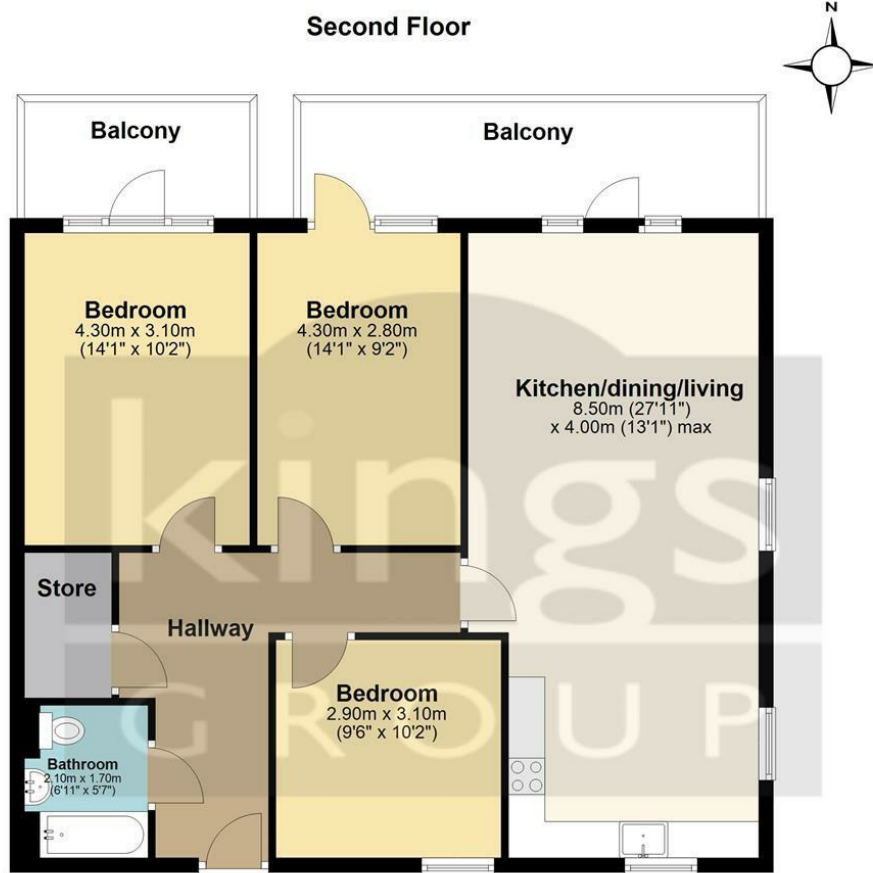
**£500,000**

Kings Group are proud to present this exceptional three-bedroom, second-floor purpose-built apartment, ideally located just moments from Tottenham Hale Station in a highly sought-after area. Finished to an immaculate standard throughout, the property offers a bright and spacious open-plan living area, combining a stylish lounge with a modern fitted kitchen and ample dining space ideal for both relaxing and entertaining. There are three generously sized double bedrooms, a contemporary three-piece family bathroom, and south-facing private balconies accessible from both the lounge and bedrooms, providing an abundance of natural light and sunshine throughout the day. The property further benefits from an allocated parking space within a secure gated car park.

This home is perfect for first-time buyers and investors alike.

Situated just minutes from Tottenham Hale Station, the property boasts excellent transport links into Central London, including direct access to Stratford, Liverpool Street, the Victoria Line, and the Stansted Express.





Total area: approx. 85.6 sq. metres (920.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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### Orchid House

| 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 |           |



Associated Offices in London, Essex and Hertfordshire  
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

