Flat 2, 127
Northumberland Park.,
Tottenham

Guide Price £325,000
Leasehold

Flat 2, 127 Northumberland Park., Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Two Bedroom Flat
- Ground Floor
- Double Bedrooms
- Double Glazed
- Communal garden
- Spacious Living Room/Diner
- Well Maintained Throughout
- Excellent Location
- 0.4 Miles To Northumberland Park Overground Station
- Awaiting EPC

Kings Group are delighted to present this well-maintained two-bedroom ground floor flat, ideal for first-time buyers or investors alike.

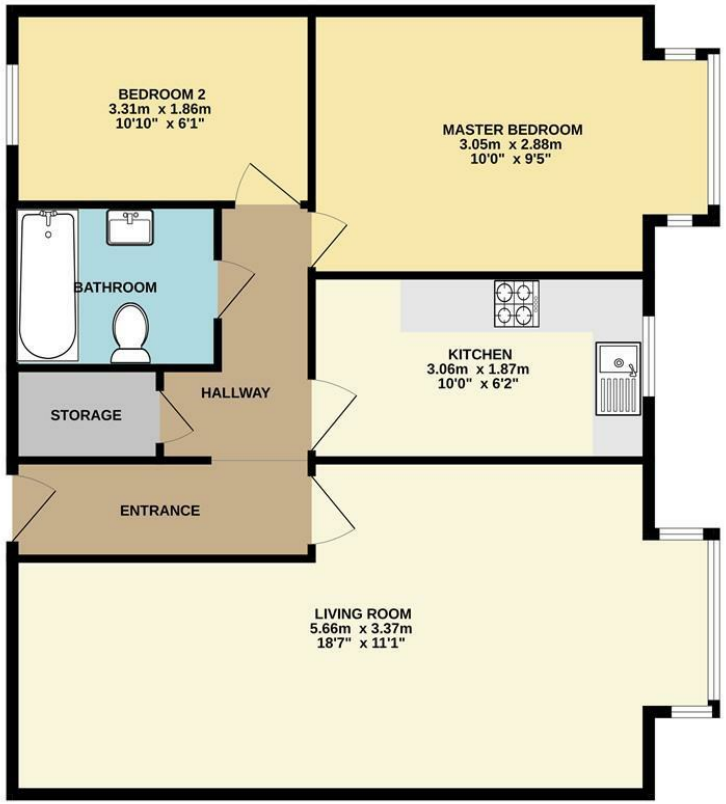
The property offers a bright and spacious living room filled with natural light, a modern fitted kitchen, two generously sized double bedrooms, and a contemporary three-piece family bathroom suite. Residents also benefit from access to a private rear communal garden, perfect for relaxing or entertaining.

Ideally located in the heart of a vibrant regeneration zone, the flat is just a short walk from both White Hart Lane and Northumberland Park Stations, offering direct trains to Liverpool Street. Excellent bus links also serve the area, while Tottenham Hale Station (Victoria Line and Stansted Express) is only minutes away by train or bus, providing swift connections to Central London.

The local area continues to evolve, with a range of schools, shops, amenities, and restaurants just moments away. Exciting developments—including new delis, retail outlets, and the High Road West regeneration project—promise a dynamic future, featuring a new public square, dining options, and job opportunities, all enhancing the appeal of this thriving North London neighbourhood.

Council Tax Band B
Lease - 103 Years Remaining
Ground Rent - £30.00 Per Annum
Service Charge - £2,877.48 Per Annum
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

GROUND FLOOR



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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