



www.kings-group.net

473 High Street
Tottenham N17 6QA
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Alexandra Road, London, N10 2EY



£310,000

Kings Group is please to present this first floor three bedroom purpose built flat.

This property offers well preposition size rooms, three double bedrooms, large living room which leads to a balcony that facing the rear of the building, Bathroom, separate toilet, good size kitchen that leads to another balcony facing the front of the building.

This property is being offered chain free, and does require mordenasation, in our opinion this would be a fantastic opportunity for a first time buyer to get onto the ladder is a highly desirable area where you can put your own personal touch to creating an amazing and large apartment.
Or a buy to let investor who would like to get their hand dirty and change this into a desirable rent able property.

Reception Room

16'06 x 11'05 (5.03m x 3.48m)

UPVC window to rear aspect, coved ceiling, double radiator, television point, power point, carpet flooring.

Kitchen

9'07 x 9'09 (2.92m x 2.97m)

Window to front aspect, coved ceiling, range of work surfaces, double drainer sink unit, space for fridge freezer, space for cooker, space for washing machine, space for dishwasher, gas oven, gas hob, single radiator, power point, lino flooring.

Bedroom

10'06 x 11'10 (3.20m x 3.61m)

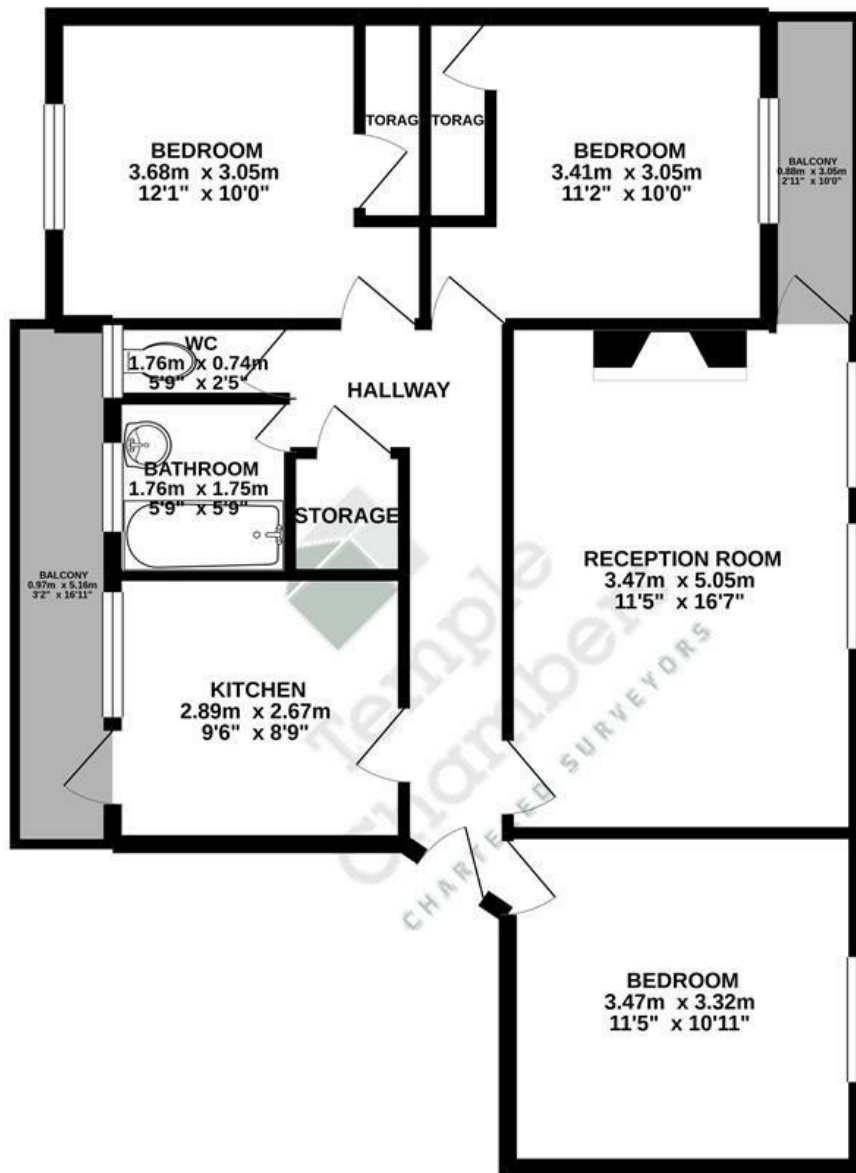
UPVC window to rear aspect, coved ceiling, single radiator, power point, carpet flooring.

Disclaimer

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	81

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	83

