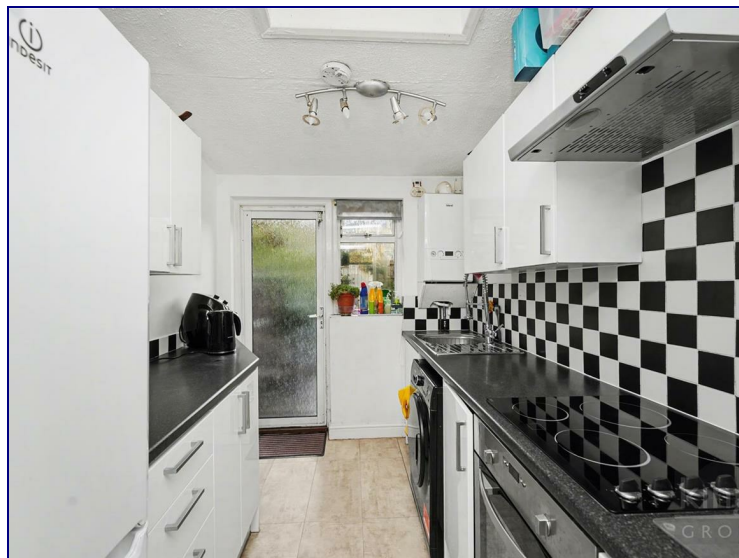
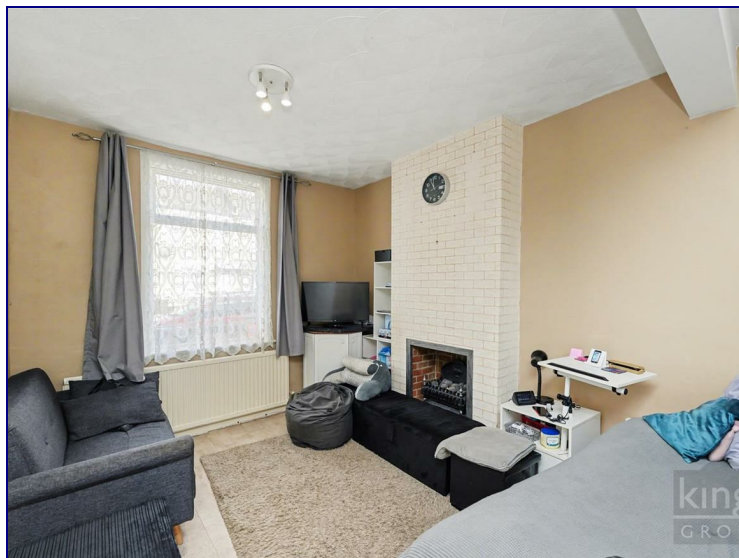


Poynton Road, London, N17 9SJ



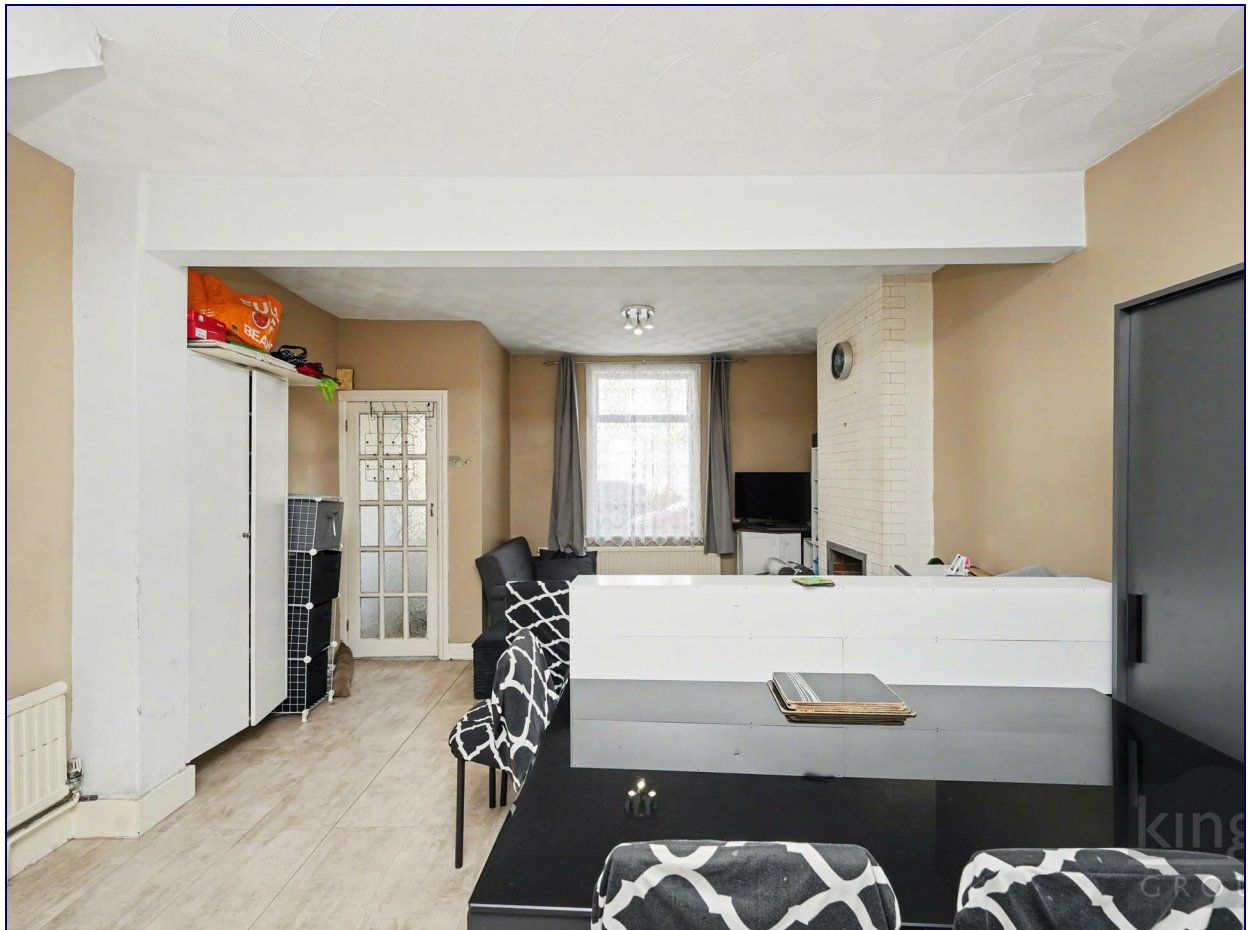
£450,000

Kings Group are delighted to present this well-maintained two-bedroom period house, offering a fantastic opportunity to create a beautiful family home in the heart of Tottenham.

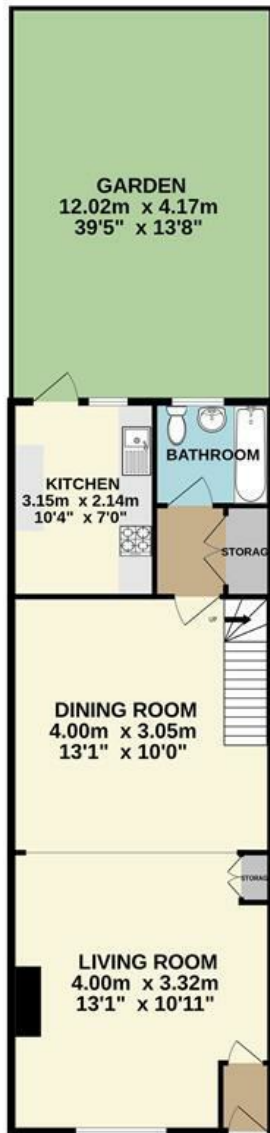
This charming property has been cared for throughout and retains much of its original character, while offering scope for personalisation and future enhancement. The ground floor features a bright and spacious through lounge with ample dining space, a fitted kitchen, a well kept three-piece bathroom, and direct access to a private rear garden, perfect for relaxing or entertaining.

Upstairs, the first floor offers two generously sized double bedrooms. This property would make an ideal purchase for first-time buyers or investors seeking a solid home in a growing area.

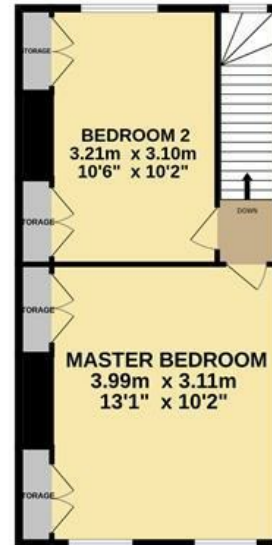
Located just 0.5 miles from Northumberland Park Station (Overground) and 0.9 miles from Tottenham Hale Station (Overground and Underground), the home benefits from fantastic transport connections into Central London and



GROUND FLOOR



1ST 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	

Environmental Impact (CO₂) 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	

