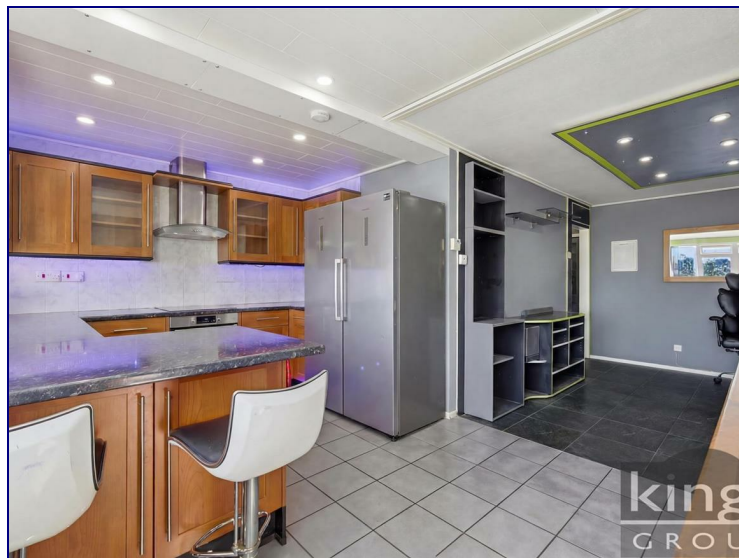




[www.kings-group.net](http://www.kings-group.net)

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

## Northumberland Park, London, N17 0SW



**£290,000**

Kings Group are delighted to present this beautifully maintained one-bedroom second-floor apartment, offering bright, well-proportioned accommodation throughout. Presented in excellent condition, the property features a contemporary open-plan fitted kitchen leading into a spacious and light-filled lounge/dining area, a generous double bedroom, a three-piece bathroom, full double glazing, and ample built-in storage.

This property represents an excellent opportunity for first-time buyers looking to step onto the property ladder, as well as investors seeking a well-located home with strong rental potential.

Ideally situated within a rapidly developing and increasingly sought-after area, the apartment benefits from excellent transport connections, reputable local schools, and a wide range of everyday amenities. Northumberland Park Station is just 0.4 miles away, providing direct services to Tottenham Hale (with access to the Victoria Line and Stansted Express) and London Liverpool Street, while numerous local bus routes offer convenient links into Central London.



TOP FLOOR  
40.0 sq.m. (431 sq.ft.) approx.



| 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 |           |

