



## High Road, London, N17 8AH

£400,000



Nestled on the vibrant High Road in London, this splendid ground floor flat offers a delightful blend of modern living and convenience. Spanning an impressive 721 square feet, the property boasts two generously sized double bedrooms, each designed with ample storage to cater to your needs.

The open plan living room and kitchen create a bright and airy atmosphere, perfect for both relaxation and entertaining. The contemporary bathroom suite adds a touch of luxury, ensuring comfort for you and your guests.

One of the standout features of this property is the charming front and rear gardens, providing a lovely outdoor space to enjoy the fresh air. Additionally, the flat comes with allocated parking, a valuable asset in this bustling area.

Situated just a stone's throw from White Hart Lane overground station, commuting is made easy, while the iconic New Tottenham Stadium is conveniently located opposite, offering a variety of entertainment options.

This property is a true gem, and viewings are highly recommended to fully appreciate all it has to offer. Whether you are looking for a new home or an investment opportunity, this flat is sure to impress.

Vendor comments: We've had so many beautiful memories in our home — it's been a truly special place for us. This flat offers so much more than meets the eye: two lovely gardens, fantastic storage space, and bright, spacious rooms that make it feel like a house rather than a flat. We'll truly miss living here, especially our wonderful neighbours and the friendly community around us.

It's a fantastic location too — just a short walk to the station with multiple bus routes nearby, great local shops, and the outstanding Brookhouse School close by. There's also private parking, a huge back garden perfect for relaxing or entertaining, and even access to free event tickets at Tottenham Stadium through Community Relations.

This home has given us so much joy and opportunity — we hope it brings the same to its next owners.

- Two bedroom ground floor apartment
- Two double bedrooms
- Large Living room
- Open plan kitchen diner
- Front Garden
- Large Rear garden (Private)
- Allocated Parking space
- Close to White Hart Lane over ground
- Excellent travel links
- Long Lease

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approximate Gross Internal Floor Area = 65.85 sq m / 708 sq ft

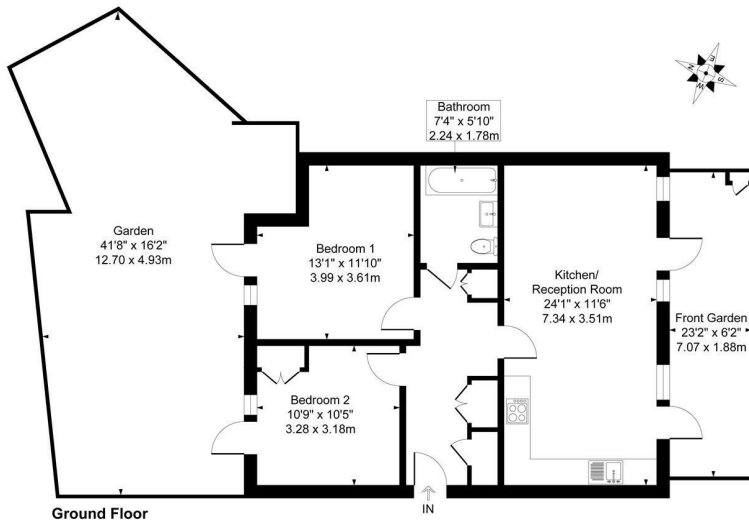
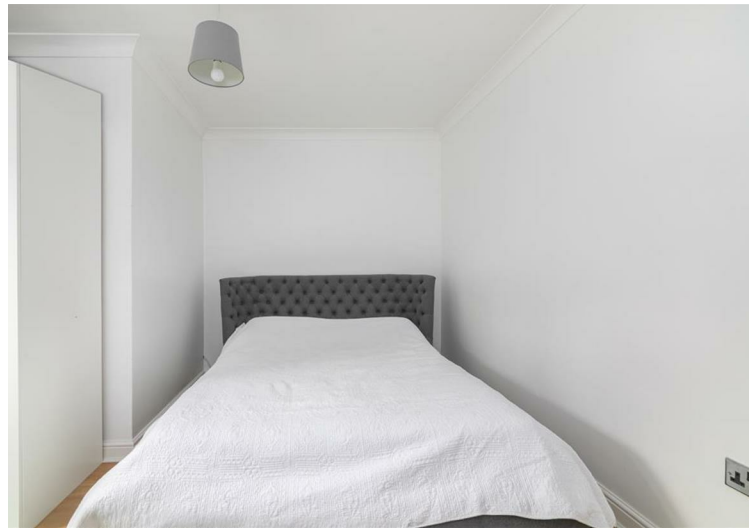


Illustration for identification purposes only, not in scale



Energy Efficiency Rating		Current	Potential
Vary 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			
<b>England &amp; Wales</b>		80	80
		EU Directive 2002/91/EC	



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