



www.kings-group.net

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Tottenham N17 6QA
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Somerset Gardens, London, N17 8JN
£185,000

Kings Group are pleased to present this studio apartment located on the lower ground floor of a purpose built development moments away from the new stadium and regeneration taking place in the area. The property is offered on a chain free basis and has been well maintained throughout benefitting from a spacious lounge / bedroom, fitted modern kitchen and modern three-piece family shower room suite. This would be the ideal opportunity for a first time buyer or investor.

Situated in the heart of the regeneration, the property is 0.4 miles to White Hart Lane Station with trains going directly to Liverpool Street Station and excellent bus routes connecting Central London and the surrounding areas. The property is moments away from local schools, amenities and restaurants and there is further development with new shops being built alongside the new stadium. Proposals are in the pipeline for a new public square with new restaurants and shops creating new jobs and growth within the local area.

Lounge/ Bedroom
17'10" x 10'5" (5.45 x 3.20)

Single glazed window to front aspect, spotlights, double radiator, laminate flooring, phone points, TV aerial point and power points.

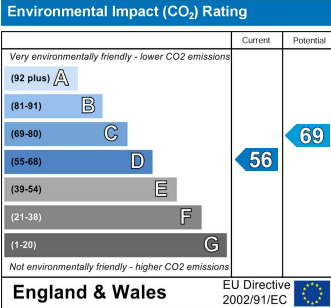
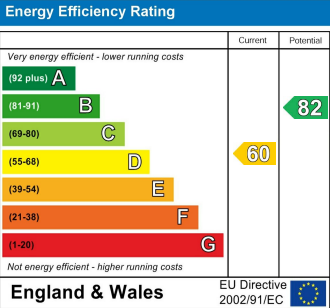
Kitchen
8'0" x 7'5" (2.45 x 2.27)

Range of base and wall units with roll top work surfaces, electric oven and hob with integrated chimney style extractor hood, stainless steel sink and drainer unit, space for fridge freezer, plumbing for washing machine, spotlights, tiled walls, laminate flooring and power points.

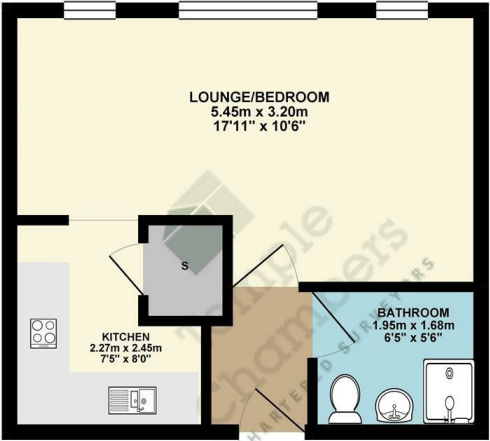
Shower Room
6'4" x 5'6" (1.95 x 1.68)

Three piece shower room suite comprising shower cubicle with electric shower, pedestal hand wash basin, low level flush WC, tiled walls and tiled 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.



LOWER GROUND FLOOR 26.57 sq. m.
(285.98 sq. ft.)



TOTAL FLOOR AREA: 26.57 sq. m. (285.98 sq. ft.) approx.
*Total area stated has been made to ensure the accuracy of the floorplan contained herein. Measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the property and its surroundings. The layout, fixtures and fittings shown here are not guaranteed and no guarantee is given for their accuracy or efficiency over the years.
Made with Interplan 80011

Somerset Gardens, N17

