



# Castles

OFFERS IN EXCESS OF  
**£415,000 - Freehold**  
**Tottenham Road**  
London, N13 6DL

## PROPERTY SUMMARY

Nestled in the charming area of Tottenham Road, London N13, this delightful house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining guests. The inviting atmosphere of the living areas is ideal for family gatherings or quiet evenings at home.

The house features two well-proportioned bedrooms, providing a peaceful retreat for rest and relaxation. Each room is filled with natural light, creating a warm and welcoming environment. The layout is thoughtfully designed to maximise space and functionality, making it suitable for a variety of lifestyles.

Completing this lovely home is a modern bathroom, equipped with essential amenities to cater to your daily needs. The property is well-maintained, ensuring that you can move in with ease and start enjoying your new surroundings right away.

Located in a vibrant neighbourhood, this house is conveniently situated near local shops, schools, and parks, making it an ideal choice for families and professionals alike. With excellent transport links nearby, you will find commuting to central London and beyond a breeze.

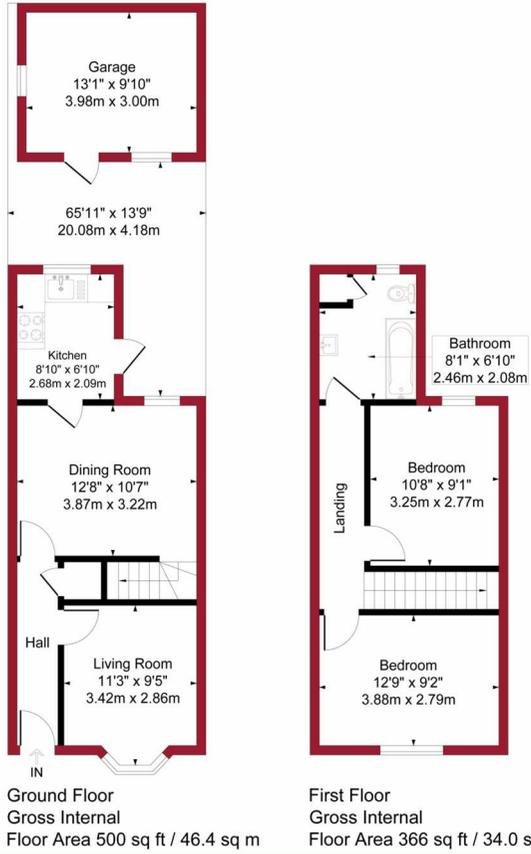
In summary, this charming house on Tottenham Road presents a wonderful opportunity for those seeking a comfortable and stylish living space in a desirable location. Don't miss the chance to make this lovely property your new home.





Tottenham Road, London, N13

Approximate Gross Internal Area = 866 sq ft / 80.4 sq m  
(Including Garage)



For a guide to the area please scan this code for more information



House  
Freehold

**Council Tax Band: D**

**Lease Remaining: n/a**

**Service Charge: n/a**

**Ground Rent: n/a**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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**OFFICE DETAILS**

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