



## SPRINGFIELD ROAD, LONDON, N15

LONDON, N15 4AZ

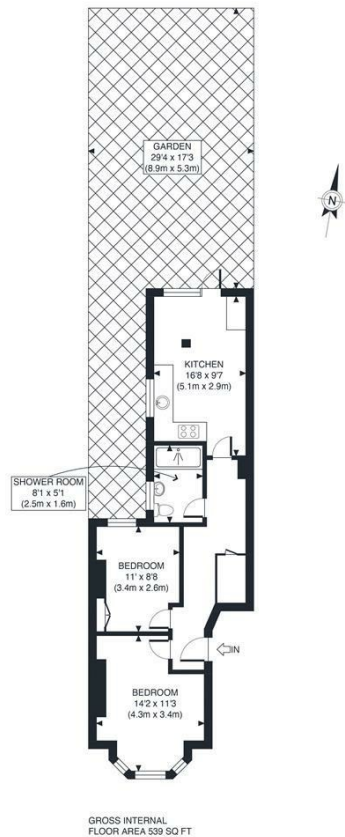
£400,000  
LEASEHOLD

Hemmingfords are delighted to present this beautifully refurbished two-bedroom ground floor garden flat, ideal for both first-time buyers and investors. The apartment offers a spacious open-plan kitchen and living room, two generously sized double bedrooms, and a modern, stylish bathroom. The private garden is a fantastic addition, perfect for outdoor relaxation or entertaining.

Located just a short walk from Tottenham High Road, the property is surrounded by local shops, cafes, and amenities. It's also within easy reach of Bruce Grove Rail Station and Tottenham Hale Tube Station (Victoria Line), providing excellent transport links to central London and beyond.

With its appealing features and prime location, this property presents a great opportunity for investors or first-time buyers looking for a well-connected, low-maintenance home in a rapidly developing area

**Hemmingfords**



GROSS INTERNAL FLOOR AREA 539 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 539 SQ FT / 50 SQM  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Spring Field Road  
 date: 11/01/24  
 photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(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	

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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