



## 300 SOMERSET GARDENS CREIGHTON ROAD LONDON, N17 8JY

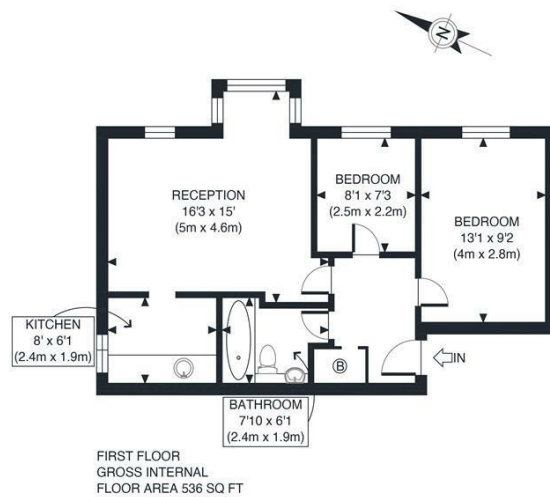
£275,000  
LEASEHOLD

\*GUIDE PRICE £275,000-£300,000\* Two bedroom, first floor apartment, with a separate kitchen area, inviting reception room, tiled bathroom and a parking space

Conveniently located to access White Hart Lane over ground (Liverpool Street St in 20 Mins approx.) and close to other amenities, as well as bus routes direct into central London.

There is plenty for you to do in the area thanks to the regeneration of the new and amazing White Hart Lane Tottenham Hotspur Stadium (completed in 2019) which will be the biggest in London with New River Sports Centre.

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APPROX. GROSS INTERNAL FLOOR AREA 536 SQ FT / 50 SQM	Somerset Gardens
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	date: 07/08/23
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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