



Penshurst Road, Tottenham, London, N17

Guide Price: £200,000

Leasehold

Penshurst Road, Tottenham, London, N17

a spacious ground floor one bed flat in the heart of central Tottenham. In clean and simple condition, own small private garden and 114 years left on the lease.

Penshurst Road is a quiet residential street close to Lordship Lane, Bruce Castle Park, and the popular Lordship Recreation Ground. Walking distance to the new Tottenham home stadium, The area is ideal for families and professionals with an abundance of local amenities including Tottenham High Road, Wood Green Shopping Centre, cafés, restaurants, and reputable schools nearby.

Transport links are excellent, with White Hart Lane Overground Station a short walk away

(linking to Liverpool Street in under 20 minutes), and Seven Sisters Underground Station

(Victoria Line) within easy reach for fast access to Central London.

Numerous bus routes serve

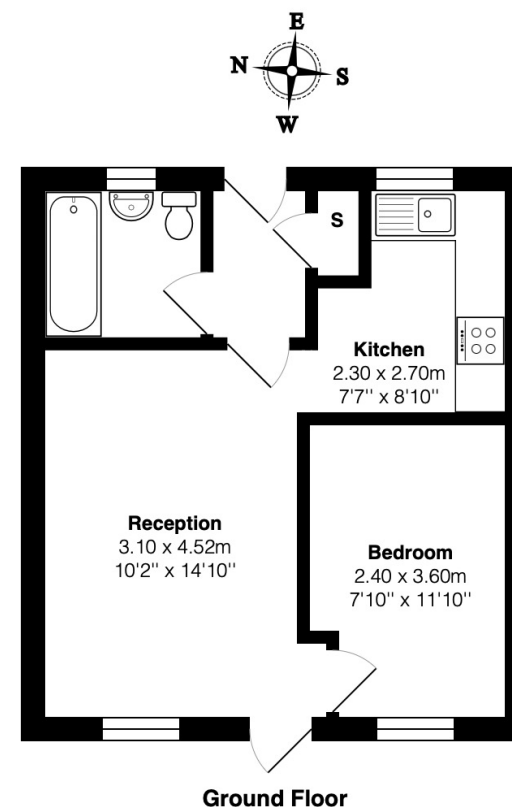
the area as well, including direct links to the City, West End, and beyond.

Council Tax Band: C

Service Charge (per annum): £1,608.00

Ground rent (per annum): £200.00

- Leasehold
- One bed flat
- Separate kitchen
- spacious lounge
- Ground floor
- Own Garden
- 114 years on the lease
- Close to White Hart Lane Station



Total Area: 34.1 m² ... 367 ft²

All measurements are approximate and for display purposes only





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.