



KINGSLY ESTATE AGENTS

3 Bedroom House for Rent - £2,350 per month

Kitchener Road, Tottenham, London, UK, N17 6DU



- THREE BEDROOMS • TERRACED HOUSE • MODERN KITCHEN • EPC RATING D • COUNCIL TAX BAND D

☎ 02088 844 844

✉ info@kingsly.group

📍 315 Chase Road, Southgate, London N14 6JT

👉 kingsly.group



Reg. Company: Kingsly Estate Agents Limited. Reg. Number: 15835275
Reg. Address: 5 Braemore Court, Cockfosters Road, Barnet, EN4 0AE, England

Description

Kingsly Group Estate Agents & Surveyors are delighted to offer this stunning three-bedroom mid-terraced family home situated just off Philip Lane. This property offers over 1100sqft of living space. The ground floor offers a large reception room, a stunning modern kitchen and dining room leading out onto the well-maintained garden. The first floor comprises of 3 large double bedrooms, as well as a family bathroom.

Location

The property is situated in a prime location, with excellent local transport links including Bruce Grove station (0.8 miles) served by the overground and Seven Sisters underground station (0.7 miles) served by the Victoria Line, offering easy transport links into the City. There is also easy access onto the A10 if travelling by car.

There are plenty of local shops and restaurants within walking distance, as well as Downhill Park and Lordship Recreation Ground just a short walk away.

Local schools include Harris Primary Academy, Park View School and North London College.



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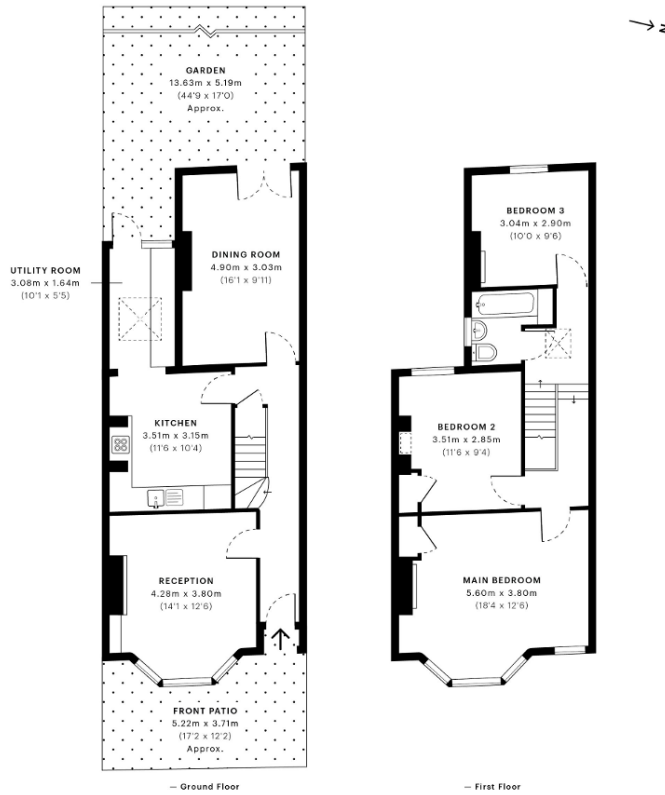
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GROSS INTERNAL AREA (GIA)
The footprint of the property
109.31 sqm / 1176.60 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanine, restricted head height
100.24 sqm / 1078.97 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 m
0.38 sqm / 1.94 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPW3.38 RESIDENTIAL 109.71 sqm / 1148.62 sqft
IPW3.3C RESIDENTIAL 101.33 sqm / 1090.71 sqft

SPEC ID: 6112d8636d1cea0dd4786331

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

