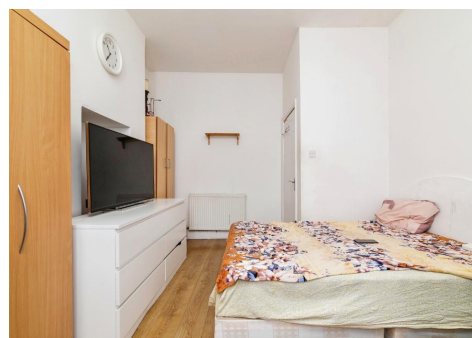




KINGSLY ESTATE AGENTS

# 4 Bedroom House for Sale - Offers in Excess of £650,000

Springfield Road, London, N15 4AY



• INVESTMENT OPPORTUNITY • TWO FLATS • EXCELLENT TRANSPORT LINKS • CLOSE TO RETAIL PARK

☎ 02088 844 844

✉ [info@kingsly.group](mailto:info@kingsly.group)

📍 315 Chase Road, Southgate, London N14 6JT

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



## Description

Kingsly Group is delighted to offer to the market this rare investment opportunity. This Victorian conversion has been converted into two, two-bedroom flats and is the perfect investment opportunity for savvy investors. The ground floor flat benefits from two bedrooms open plan kitchen living room, a shower room, and a rear garden. The first-floor flat benefits from two spacious bedrooms, a living room, a separate kitchen, and a family bathroom.

## Location

The property is situated in the perfect location just moments away from Tottenham Hale retail Park (0.2 miles) offering a wide array of retail stores and coffee shops. The property also benefits from outstanding transport links with Tottenham Hale Station (0.4 Miles) and Seven Sisters (Underground)(0.5 miles) offering easy access into Central London.



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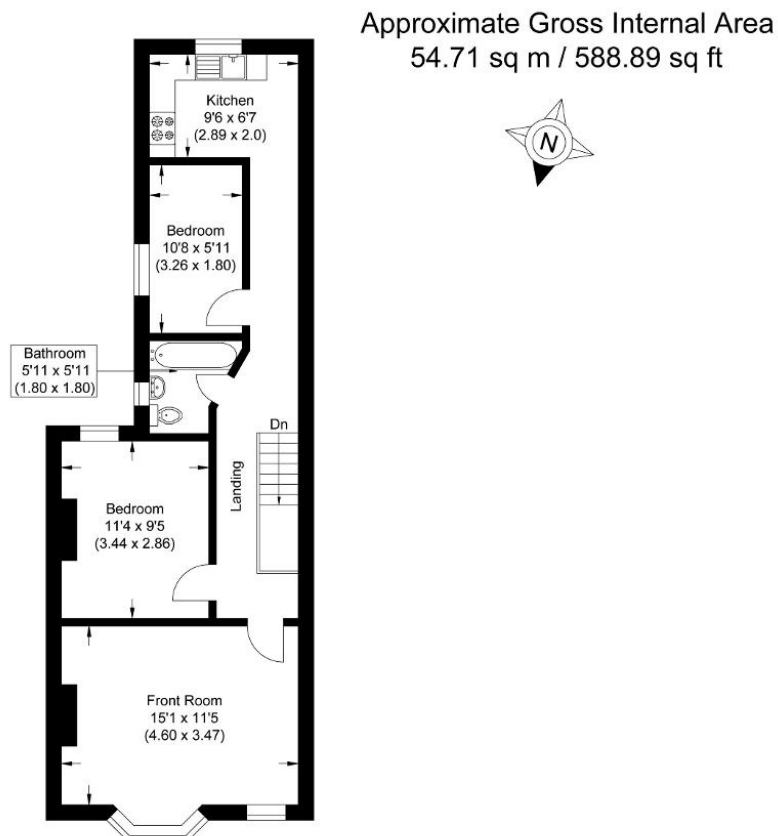
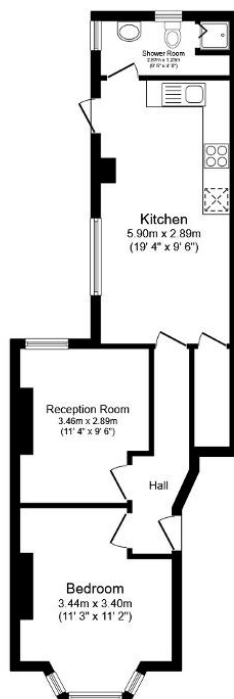


Illustration for identification purposes only, measurements are approximate, not to scale.



Total floor area 49.4 m<sup>2</sup> (531 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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