



KINGSLY ESTATE AGENTS

3 Bedroom Flat for Sale - £350,000

Northumberland Park, Tottenham, London, UK, N17 0TX



• THREE BEDROOM • SHARE OF FREEHOLD • EPC RATING D • COUNCIL TAX BAND C

☎ 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

A well-located Three-bedroom maisonette, currently arranged as a House in Multiple Occupation (HMO), situated in the heart of Northumberland Park.

The property is accessed via its own entrance and spans two floors, offering well-proportioned accommodation with flexible use. The layout includes two bedrooms, a fitted kitchen, bathroom and a separate reception room, with potential for rental income if continued as an HMO, subject to licensing. The internal arrangement allows for versatility for either continued investment use or conversion back to a traditional residential layout.

Location

Located on Northumberland Park, the property benefits from excellent transport links including Northumberland Park Overground Station (offering quick access to Liverpool Street and Stratford) and the nearby Tottenham Hale Underground (Victoria Line) and National Rail services. The area has seen significant regeneration and investment, with ongoing development surrounding the Tottenham Hotspur Stadium and associated infrastructure.

Local amenities are plentiful with shops, parks, schools and leisure facilities within easy reach, making this a desirable and convenient location for both investors and owner-occupiers.

This is a valuable opportunity for those seeking a well-placed property with strong rental potential or scope for further enhancement.

Please contact us to arrange a viewing or request further details.



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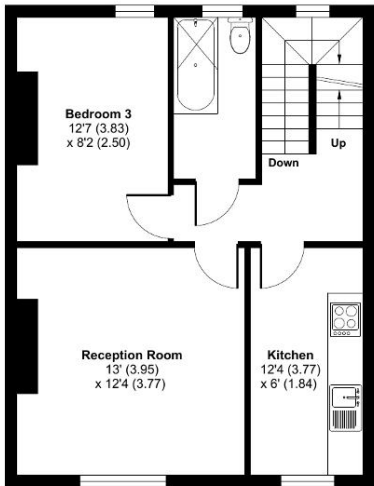
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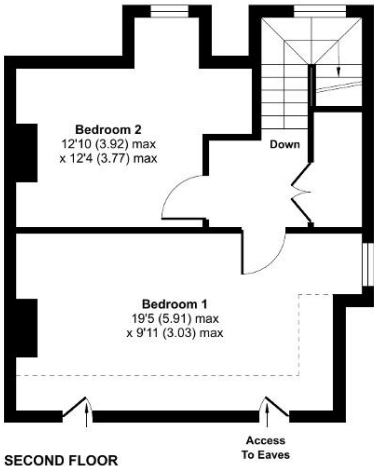
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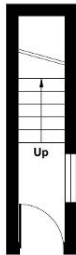
Approximate Area = 874 sq ft / 81.1 sq m
Limited Use Area(s) = 45 sq ft / 4.1 sq m
Total = 919 sq ft / 85.2 sq m
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kingsly Estate Agents, Southgate. REF: 1326699

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

