



KINGSLY ESTATE AGENTS

2 Bedroom Flat for Sale - £300,000

Willoughby Lane, Tottenham, London, UK, N17 0RY



- TWO BEDROOM • FIRST FLOOR FLAT • EPC RATING D • COUNCIL TAX BAND C • FREEHOLD • NEWLY DECORATED

☎ 02088 844 844

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📍 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-presented, newly decorated two-bedroom first floor flat, offered on a freehold basis in the heart of Tottenham. This charming property is ideal for first-time buyers, investors, or those seeking a low-maintenance home in a well-connected location.

Internally, the flat features a bright and spacious living area, a kitchen, two bedrooms, and a bathroom. Freshly redecorated throughout, the property is ready to move into with neutral finishes and good natural light.

Location

Conveniently positioned on Willoughby Lane, the property is just a short walk from Meridian Water station, providing direct access to Liverpool Street and Stratford. The area benefits from excellent transport links, with easy access to the A406 North Circular and nearby bus routes, making commuting straightforward.

Located within an area undergoing significant regeneration, including the expansive Meridian Water development, this property stands to benefit from future growth and investment. Nearby amenities include local shops, schools, and open spaces such as Tottenham Marshes and the River Lea, offering a balance of connectivity and green space.

An ideal opportunity in a rapidly developing part of North London. Early viewing is highly recommended.



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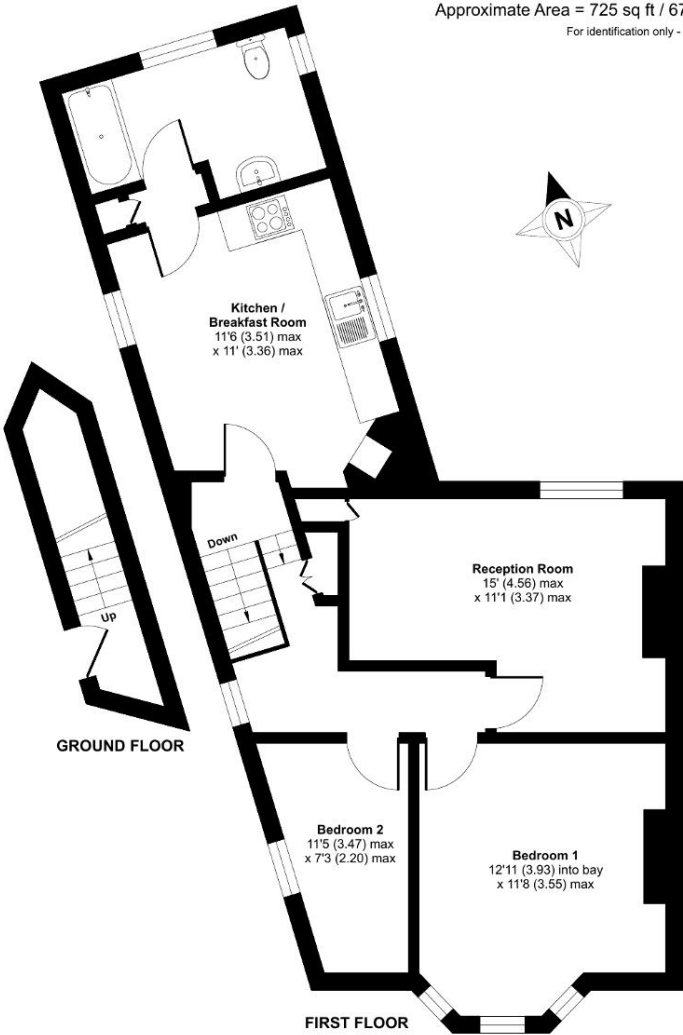
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Approximate Area = 725 sq ft / 67.3 sq m
For identification only - Not to scale



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: 1327084

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

