

**Lot 117**

145 Tottenham Road, London, N13 6DP

Upon  
Instruction of **Countrywide**



All enquiries Ref: Meghan Mamo

### ■ Long leasehold ground floor flat

#### Location:

The property is located on Tottenham Road. Shopping amenities are available locally and within Tottenham lying to the east and within Central London located to the south. Public transport links can be found at Bowes Park Train Station and Bounds Green London Underground Station (Piccadilly Line) both lying to the west along with a network of local bus services serving the surrounding areas. The property is served by road links including the A406 (North Circular Road) located to the north and the A10 lying to the east. Recreational pursuits can be found at Tottenham Recreation Ground located to the east.



#### Accommodation:

Principle bedroom with en-suite, one further bedroom, reception room open plan to kitchen, bathroom/wc  
Outside: Garden

#### EPC Rating: C

#### Council Tax Band: C

#### Lease:

Held on a lease for a term of 999 years from 01/04/2007 at a ground rent of £TBC per annum.

#### To view:

By arrangement with the auctioneers.