



## Spencer Road, London, N17 9UX

**£335,000**



Nestled on Spencer Road in London, this charming two-bedroom split-level maisonette offers a delightful blend of comfort and convenience. Spanning an impressive 646 square feet, the property is in good condition and features a spacious living room that seamlessly flows into a separate fitted kitchen, complete with a breakfast bar—perfect for casual dining or entertaining guests.

The maisonette boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The upstairs bathroom adds to the practicality of the layout, ensuring that all essential amenities are easily accessible. The property is bright and airy, creating a welcoming atmosphere throughout.

Situated close to Bruce Grove, residents will benefit from a variety of local amenities, including schools and parks, making it an ideal choice for families or those seeking a vibrant community. The property is chain-free, allowing for a smooth and straightforward purchasing process.

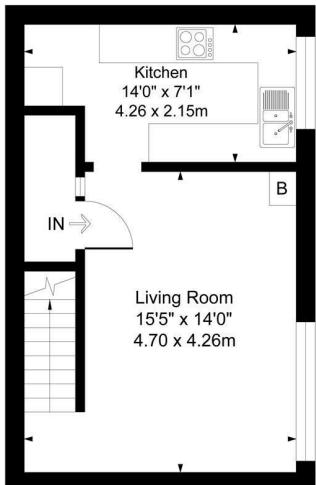
With a lease of 89 years, a service charge of £335 per quarter, and a ground rent of £75, this maisonette presents an excellent opportunity for both first-time buyers and investors alike. Do not miss the chance to make this lovely home your own in a sought-after London location.

- Two bedroom first floor maisonette
- Open plan living room
- Fitted kitchen with breakfast bar opening to the living room
- Double bedrooms
- Upstairs bathroom
- Chain free
- Close to Bruce Grove
- Close to good schools & Local Parks
- Easy access to Tottenham Hale

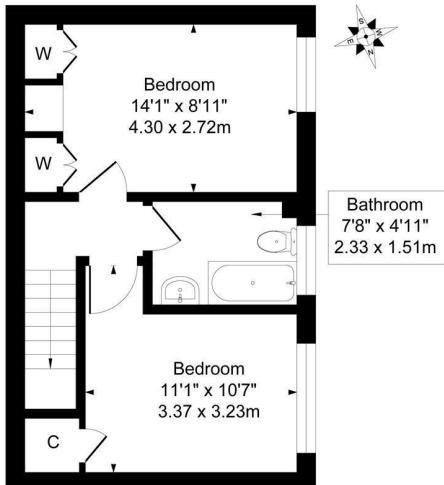
### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approximate Gross Internal Floor Area = 59.64 sq m / 641 sq ft



First Floor



Second Floor

Illustration for identification purposes only, not in scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	79	79
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**Cole Harding**

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