



## First Floor Flat, 2 Kirkstall Avenue, Tottenham, N17 6PH

**£380,000**

Being Sold via Secure Sale . Terms & Conditions apply. Starting offers £380,000

For Sale: 2 Bedroom First Floor Flat – Kirkstall Avenue, N17 (Share of Freehold)

We are delighted to offer this spacious 2-bedroom first floor flat, located on the sought-after Kirkstall Avenue, N17. Boasting a share of freehold, this well-maintained property offers both comfort and security, making it an ideal choice for first-time buyers, families, or investors looking for a property with long-term potential.

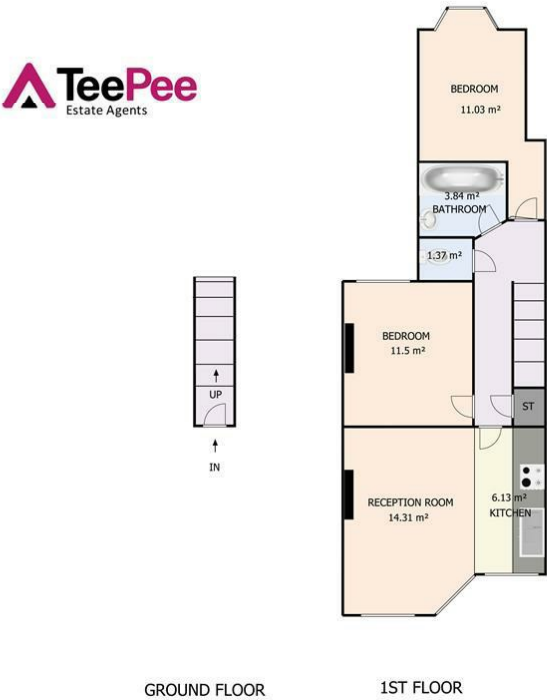
### Key Features:

**Two Generously Sized Bedrooms:** Both bedrooms are bright and spacious, providing plenty of room for furnishings and personal storage. Ideal for a small family, a couple, or those in need of a home office or guest room.

**Bright and Airy Living Room:** The living room is a welcoming space with large windows that fill the room with natural light, creating an inviting atmosphere for both relaxing and entertaining.



Floor Plan



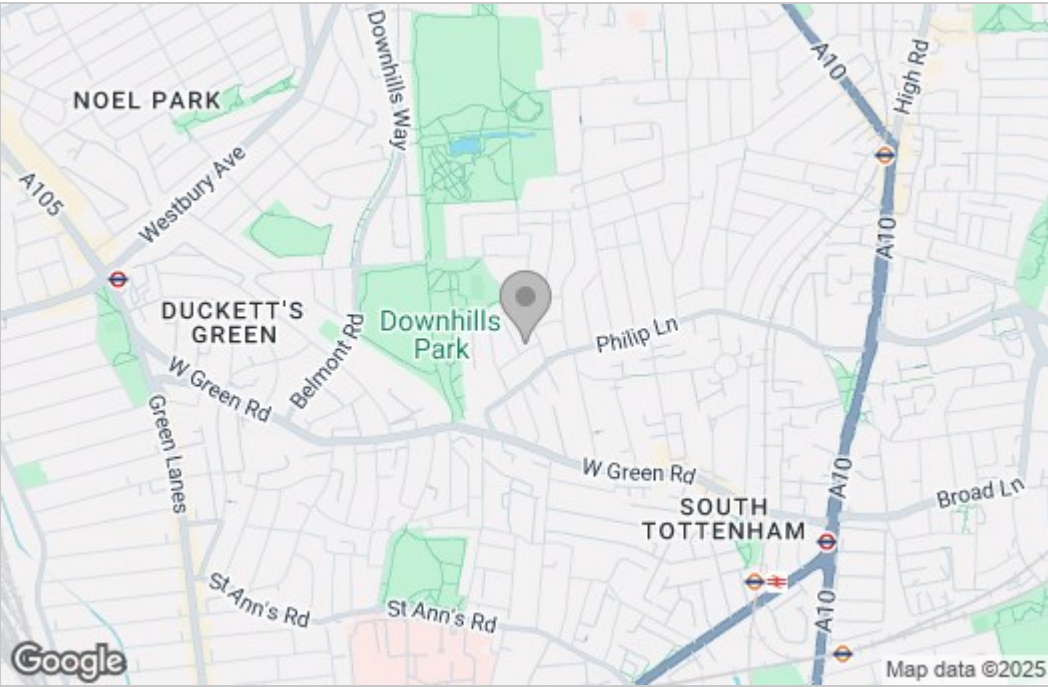
GROSS INTERNAL AREA  
624.307 sq ft. (58 sq m.) approx.

TOP FLOOR FLAT, Kirkstall Ave, London N17 6PH

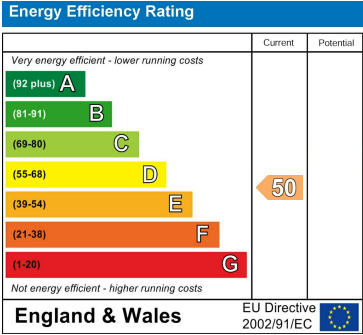
This plan serves solely as a layout guide, and no liability is assumed for errors, omissions, or inaccuracies. It was developed in accordance with the RICS Code of Measuring Practice. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are estimated and measured internally. For accurate measurements, please consult a certified architect or surveyor prior to making any decisions based on this plan.

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Area Map



Energy Efficiency Graph



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