



The Roundway, Tottenham, N17 7HG

GUIDE PRICE
£530,000

 **Coultons**

PROPERTY SUMMARY

Coultons are pleased to offer for sale this lovely three-bedroom mid-terraced house situated just off the Tower Gardens conservation area and borders Wood Green and the A10. Features include a spacious lounge, kitchen, dining room, three bedrooms, gas central heating and a family bathroom.

The Roundway is only a short walk to the vibrant shopping area of Wood Green with all its bars and restaurants with a vast array of eateries, coffee shops, and shopping mall with major and independent retailers. Public transport includes plenty of bus routes along with the Underground Stations of both Wood Green and Turnpike Lane, (Piccadilly Line - Zone 3). The property is also within easy reach of local parks and the trendy areas of Harringay, Crouch End & Muswell Hill and the vast green spaces of Alexandra Park.

Families with young children, joggers and dogwalkers will love the proximity to Lordship Rec' and Downhills Park both of which are immensely popular with the local community. Good schools are within nearby proximity with a bus stop at the end of the road which takes you into Wood Green and connects to surrounding areas.

3



1



2

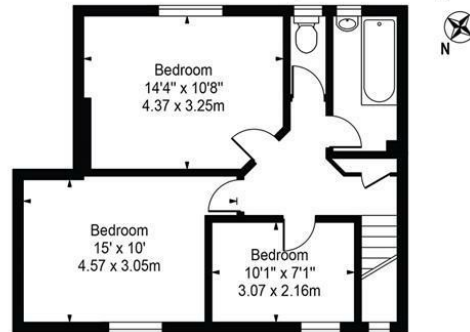




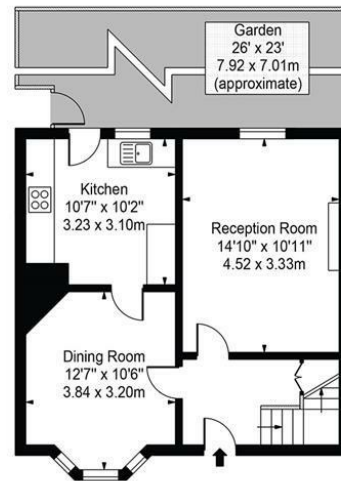




The Roundway, N17 7HG
Approx. Gross Internal Area 984 Sq Ft - 91.42 Sq M



First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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