



## 38 Rothbury Walk, London, N17 0PW

£350,000



Located on the second floor of a purpose-built development, this beautifully maintained three-bedroom flat is presented in excellent condition throughout. The interior is finished in neutral tones, creating a bright, airy, and inviting living space. The well-appointed kitchen offers plentiful wall and base units for ample storage, and the bathroom is complemented by a separate WC for added practicality.

This move-in ready home is ideally positioned in the emerging neighbourhood of Northumberland Park. Just a short stroll from Northumberland Park Overground Station, the flat provides convenient and direct access to central London—ideal for commuters.

The vibrant high street of Tottenham is nearby, offering a diverse selection of shops, cafes, restaurants, and essential amenities. The area continues to benefit from significant investment and regeneration, with the iconic Tottenham Hotspur Stadium and surrounding developments contributing to its growing appeal.

A superb opportunity to acquire a contemporary and well-connected property in one of North London's most up-and-coming locations.

- LOVELY CONDITIONS
- GOOD SIZE LIVING ROOM
- BATHROOM/SEP WC
- EASY ACCESS TO A406
- GAS CENTRAL HEATING
- 3 BEDROOMS
- FITTED KITCHEN
- MINUTES TO NORTHUMBERLAND OVERGROUND STATION
- DOUBLE GLAZED

