



Rosebery Avenue, Tottenham, N17 9RY

GUIDE PRICE
£550,000

 **Coultons**

PROPERTY SUMMARY

Guide Price £550,000 - £575,000.

Offering for sale this three bedroom mid terraced house which is in need of modernisation. Further benefits include a through lounge, galley fitted kitchen, first floor family bathroom, double glazing, gas central heating and a rear garden which is approximately 22ft in length.

Rosebery Avenue is within easy reach of local amenities which includes plenty of independent retailers coffee shops and restaurants offering a vast range of cuisines. You will also find great public transport links which include Tottenham Hale Station offering access to the underground station (Victoria Line) along with national rail. Further public transport links includes easy access to several bus routes along with Bruce Grove railway station.

Tottenham Marshes is a short stroll for nature lovers. With ongoing local developments and major improvements, the Tottenham Hale area is fast becoming one of North London's most exciting places to live. In our opinion, once modernised this property would make an ideal family home and viewing is highly recommended.

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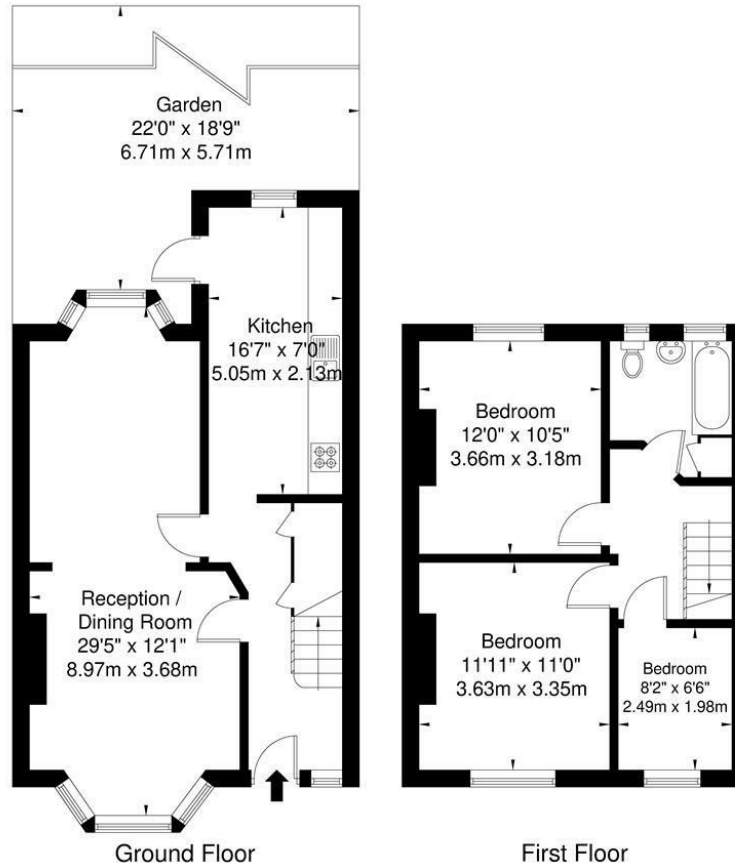








Rosebery Ave, E17 9RY
Approximate Gross Internal Area = 90.9 sq m / 978 sq ft



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, 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
Haringey

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(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



OFFICE ADDRESS

26 Station Road
North Chingford
London
E4 7BE

020 8090 0860
sales@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
Wood Green
London
N22 5DH

020 3869 8989
sales@coultons.co.uk
www.coultons.co.uk