



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

HUNTERS  
HERE TO GET YOU THERE  
2 1 2 D

# Summerhill Road, London

## Guide Price £575,000

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Open House (Strictly by Appointment):

Saturday, 5th October 2024, 15:00 PM - 4:00 PM.

Monday the 7th of October 17:00 PM - 18:00 PM.

Tuesday the 8th of October 17:00 PM - 18:00 PM.

A rare opportunity to acquire this larger-than-average two-bedroom detached house, located on the historic Summerhill Road, N15, and measuring 1,077 sq. ft.

This property offers a fantastic project for those looking to add their personal touch. It features two reception rooms, a spacious kitchen/diner, two double bedrooms, a first-floor bathroom, and a 109 ft west-facing rear garden with potential for an outbuilding (subject to the usual consents).

Summerhill Road, N15, is renowned for its rich history, with its own dedicated website that offers detailed insights into the street and surrounding area: <https://tottenham-summerhillroad.com>.

Situated between West Green Road, N15, and Philip Lane, N15, the property is also close to the award-winning Downhills Park, N17, and a variety of local cafes and eateries. Excellent transport links are nearby, with Seven Sisters (Victoria Line) and Turnpike Lane (Piccadilly Line) stations within easy reach.

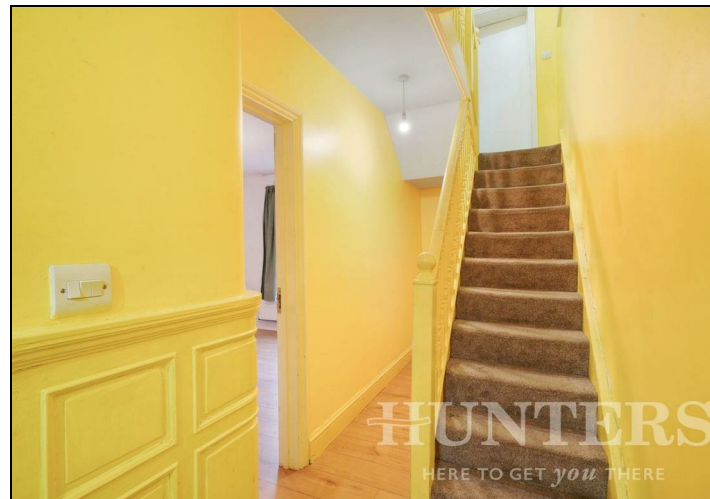
Agent Notes:

- 1) The seller has instructed us to only proceed with chain-free or first-time buyers, as they wish to complete the sale before Christmas.
- 2) A recent damp survey conducted by a specialist recommended remedial works totalling £18,756. We are happy to share the quote with any interested parties.



## KEY FEATURES

- Detached period house
  - 1077 Sq Ft
- 109Ft West facing Garden
  - Two receptions
  - Large Kitchen diner
- Two double bedrooms
  - Chain Free
  - EPC Rating: D

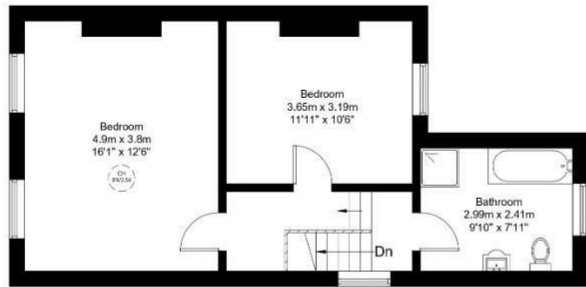




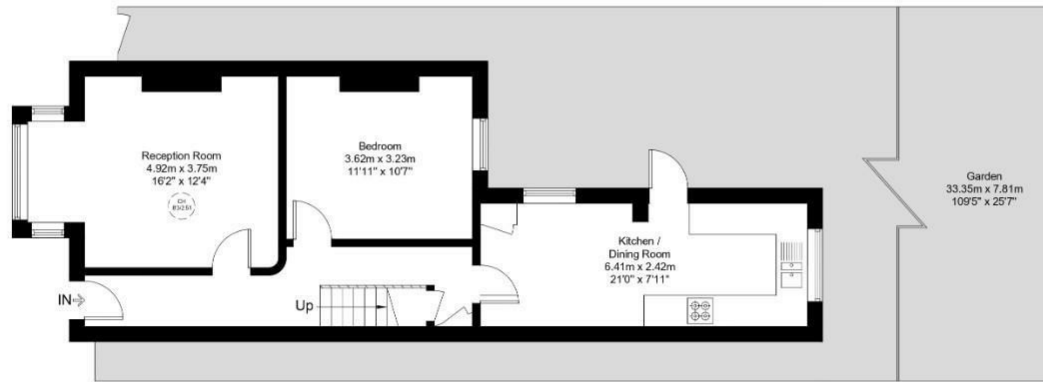
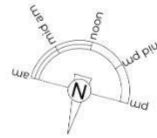


# Summerhill Road, N15

Approximate Gross Internal Area = 1077 sq ft / 100.1 sq m



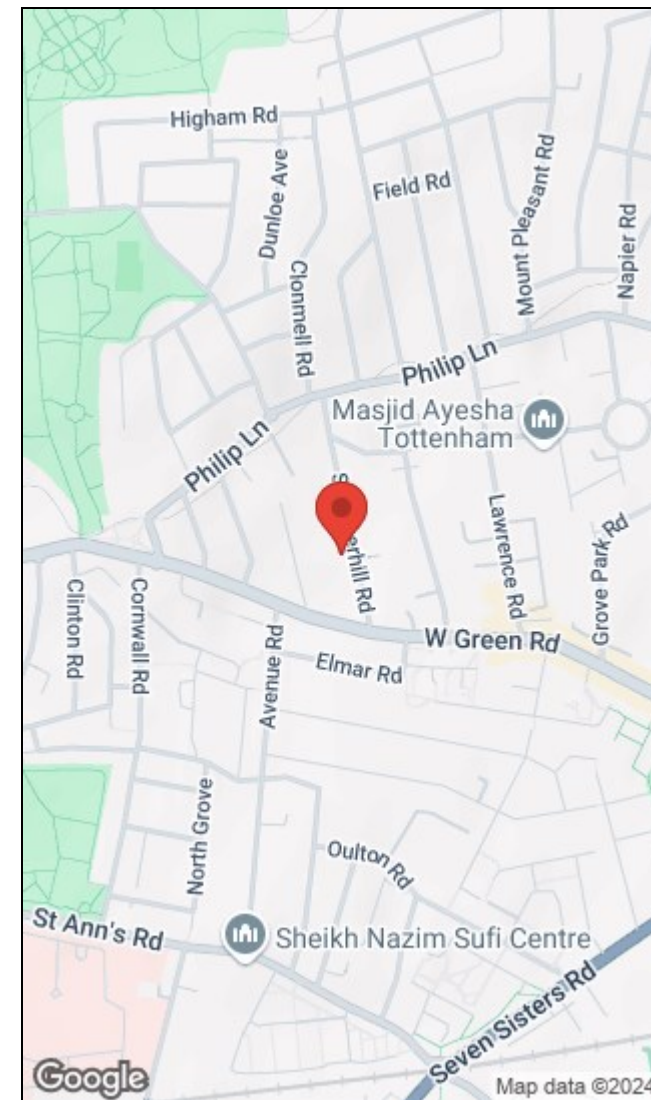
First Floor



Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors and the Total Gross Internal Area (GIA), are approximate. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan. Copyright © BLEUPLAN



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>85</b>		
	<b>58</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

284 High Road, Tottenham, London, N15 4AJ | 0208 261 7570  
tottenham@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Alexander Williams Ltd ; Registered Address: 284 High Road, London, England, N15 4AJ ; Registered Number: 10411714 England and Wales ; VAT No: 255 9446 70 with the written consent of Hunters Franchising Limited.