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West Green Road, London, N15

Guide Price £650,000



Three-Bedroom Victorian Terrace in a Sought-After Location

A charming three-bedroom Victorian terrace boasting a bright and spacious through-lounge with original flooring and a feature fireplace.

The ground floor also benefits from a guest WC, a utility room functioning as a washroom, and a well-appointed fitted kitchen with integrated appliances. The property further enjoys sole use of a 27ft south-east-facing garden.

Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Ideally located within walking distance of the award-winning Downhills Park, the property is also within the catchment area of the highly regarded Harris Academy. The area offers an excellent selection of cafés and eateries, as well as convenient bus connections.

Situated between Seven Sisters Underground Station (Victoria Line) and Turnpike Lane Station (Piccadilly Line), the property benefits from superb transport links.

The property is awaiting an updated EPC. Since the last EPC was issued in 2015, works have been carried out.

The property is offered with no onward chain; however, there is a tenant in situ on a periodic tenancy who will require notice.

Agent Note:

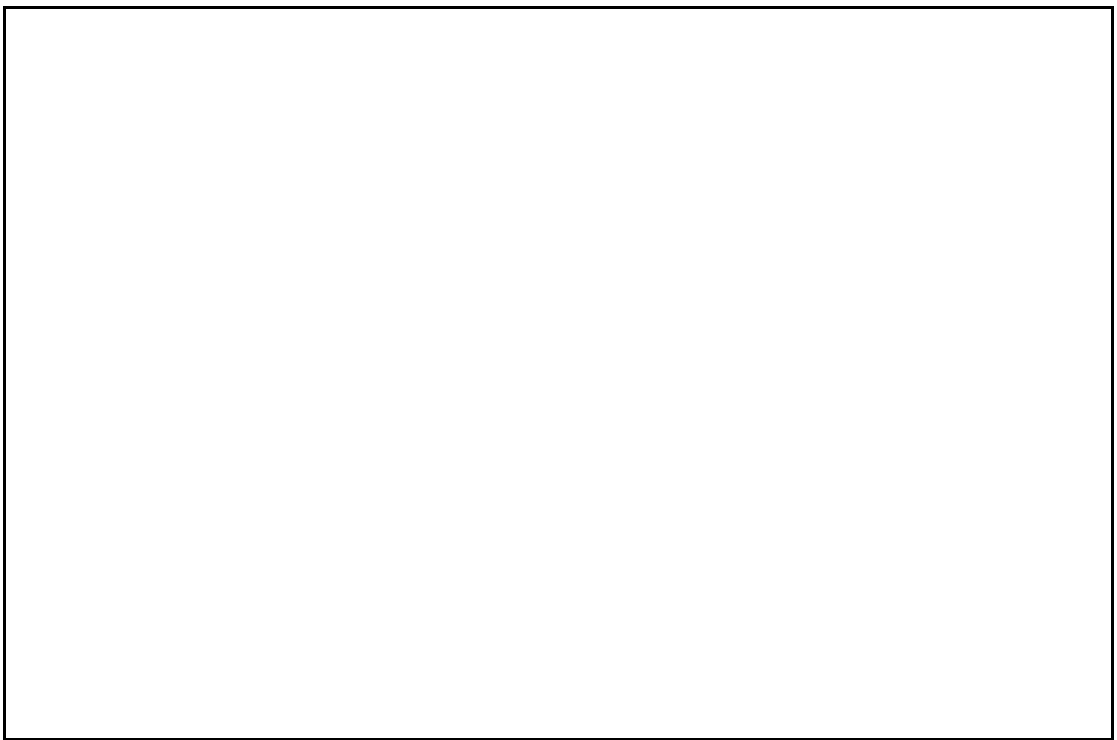
We can confirm that a Japanese Knotweed eradication plan has been in place since 2015 with a PCA-approved contractor. A copy of the report is available upon request for interested parties

KEY FEATURES

- Three bedroom Victorian house
 - Through lounge
 - Fitted kitchen
 - First floor bathroom
 - Ground floor w.c
 - Utility room
- Close to the award winning Downhills Park
- Seven Sisters Underground and British Rail
 - EPC Rating D



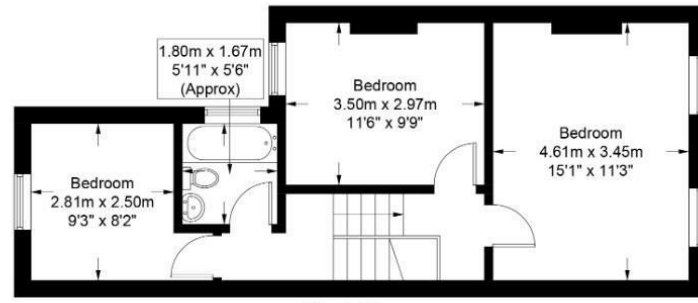
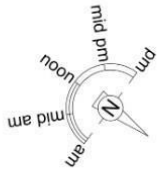




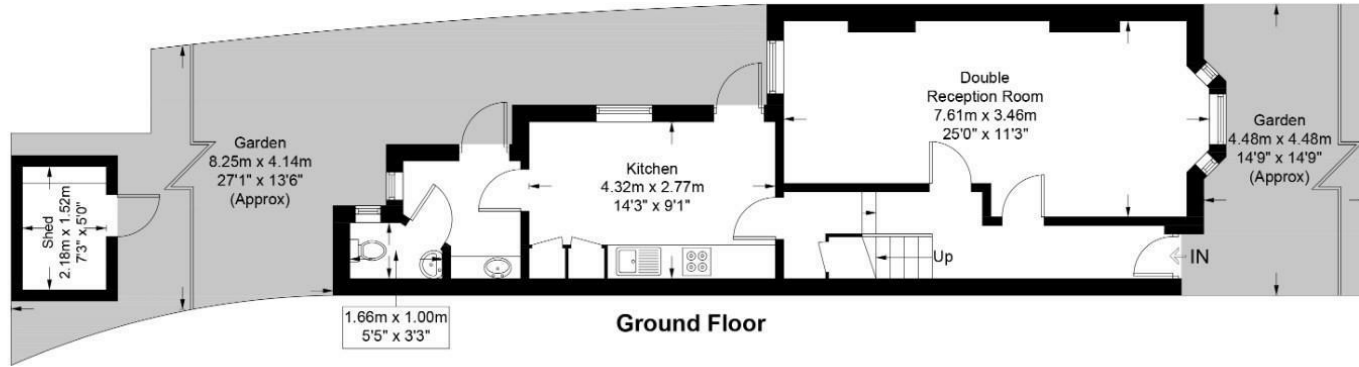
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Approximate Gross Internal Area = 1088 sq ft / 101.1 sq m

Shed = 35 sq ft / 3.3 sq m



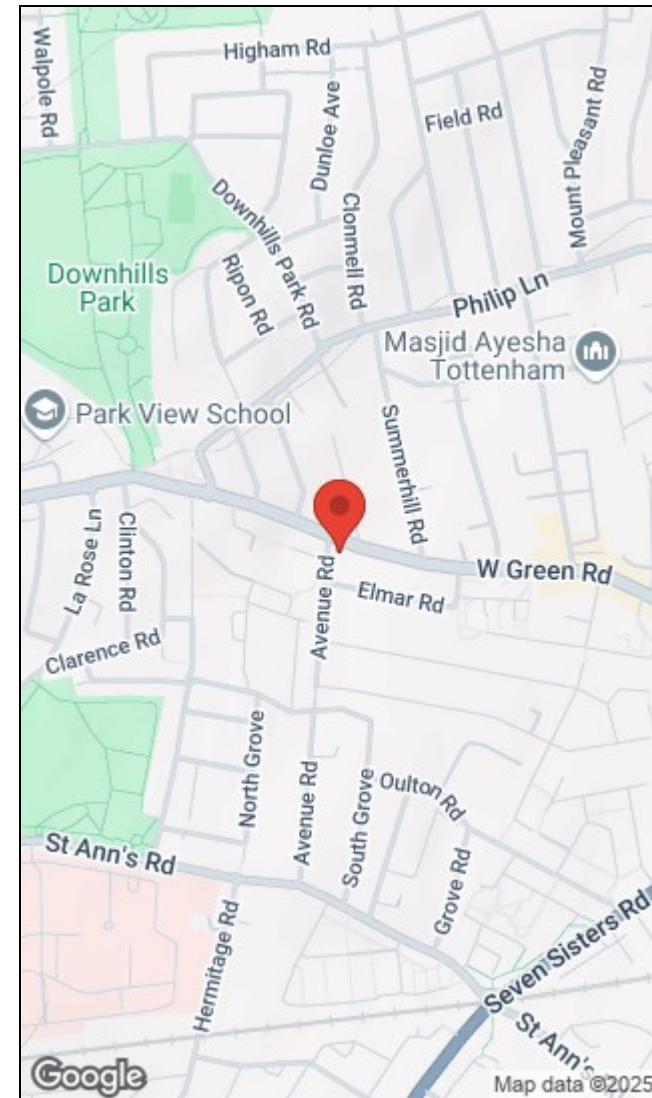
First Floor



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. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	86	EU Directive 2002/91/EC	
England & Wales		England & Wales	

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