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**HUNTERS**<sup>®</sup>  
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Icons: A bed, a bathtub, a sofa, and a menu icon (three horizontal lines).

# Fairbourne Road, London, N17 6TP

## Offers Over £375,000



Charming Ground Floor Garden Flat with Private West-Facing Garden – Ideal for First-Time Buyers or Investors

Situated on the ground floor, this delightful garden flat boasts the rare advantage of a sole-use west-facing garden, offering a peaceful outdoor retreat perfect for relaxing or entertaining.

Upon entering, the property comprises a welcoming reception room, which provides a comfortable space to unwind or host guests, with a door leading to the well-appointed fitted kitchen. The kitchen features a designated dining area, creating a practical and sociable space for both everyday living and entertaining. A modern bathroom suite serves the property, while the double bedroom is located at the rear, offering privacy and garden views.

Location highlights include proximity to popular green spaces such as Lordship Recreation Ground and Downhills Park, providing ample opportunities for outdoor activities. The property is also well connected for commuters, with Seven Sisters Underground Station and Bruce Grove Overground Station nearby, offering swift access to Central London and beyond.

This flat represents an excellent opportunity for first-time buyers or investors seeking a hassle-free purchase, combining modern amenities, private outdoor space, and a prime location.

Council Tax Band: B

EPC Rating: D

**\*\*Agent's Note:\*\*** The property is currently let; the tenancy is now on a periodic (rolling) term.

Lease: 99 years from 29th September 1988. The lease will be renewed to 999 years.

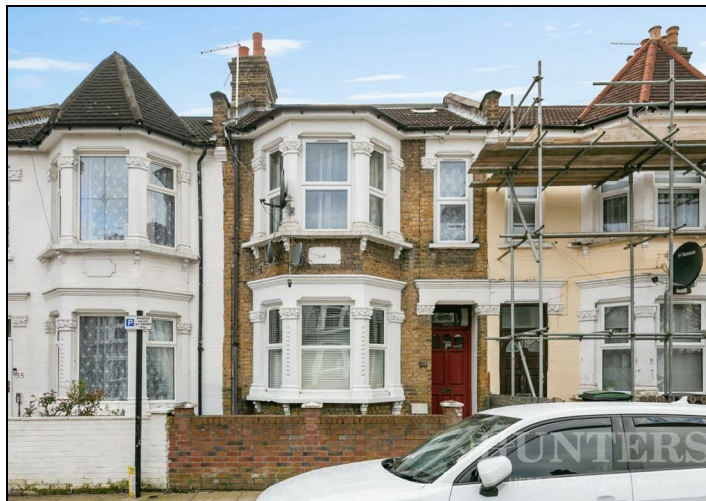
Please contact the Sales department at Hunters Tottenham to arrange an appointment to view.  
Here to get you there! By your local property agency with a network of 270 offices.



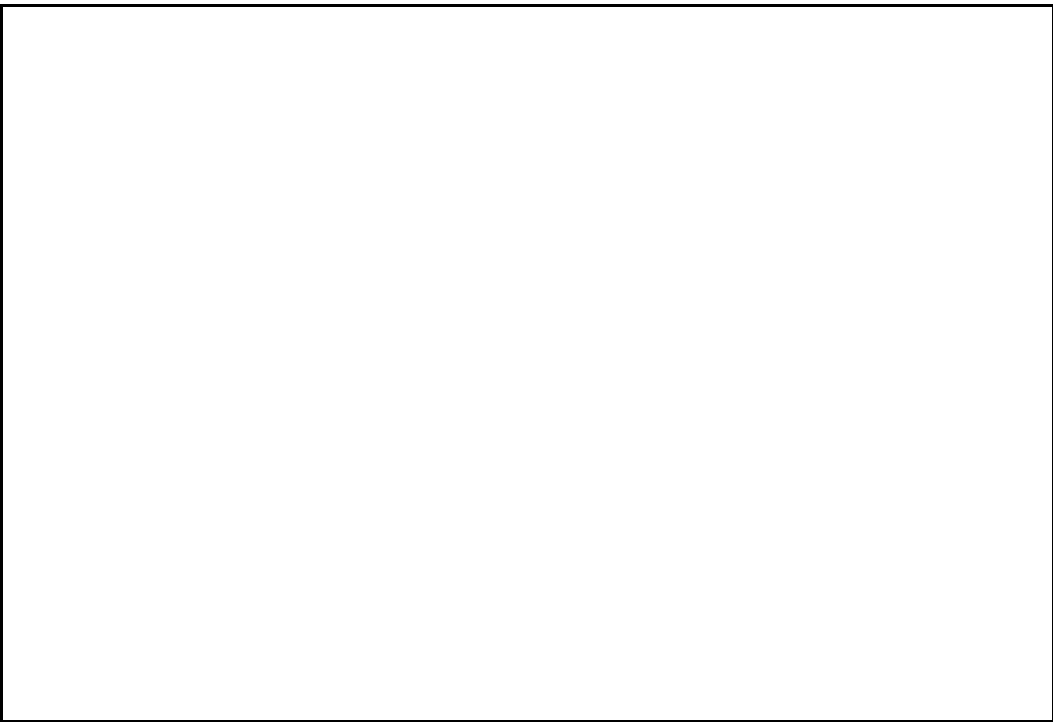


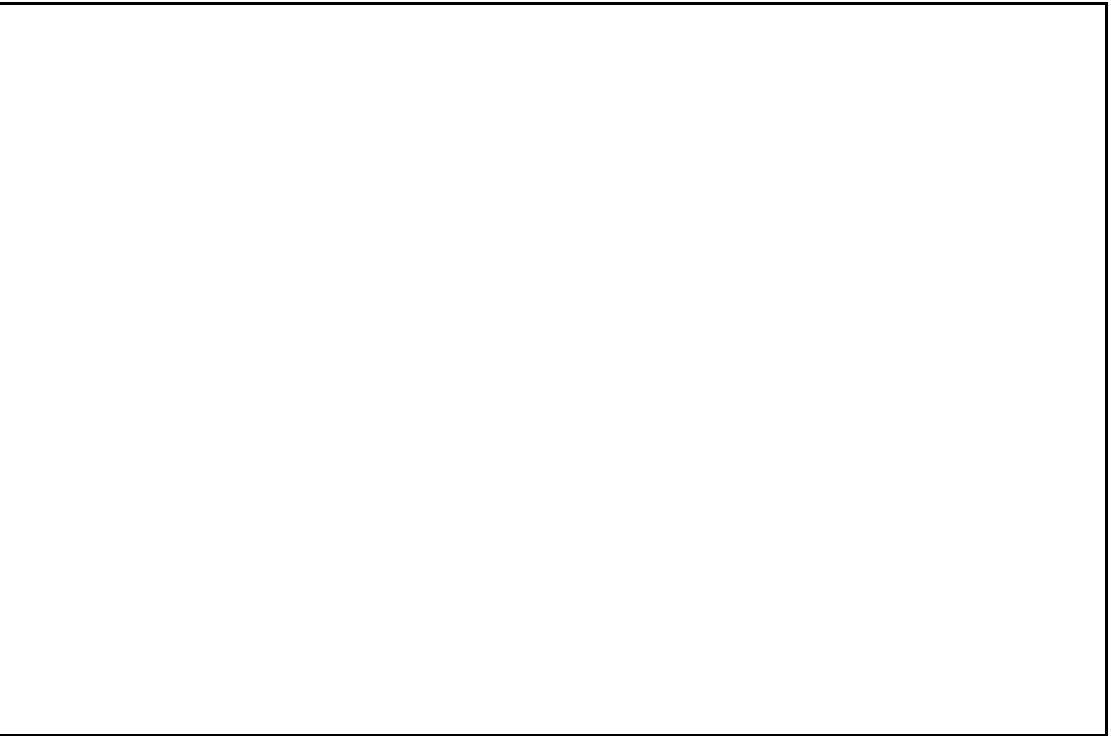
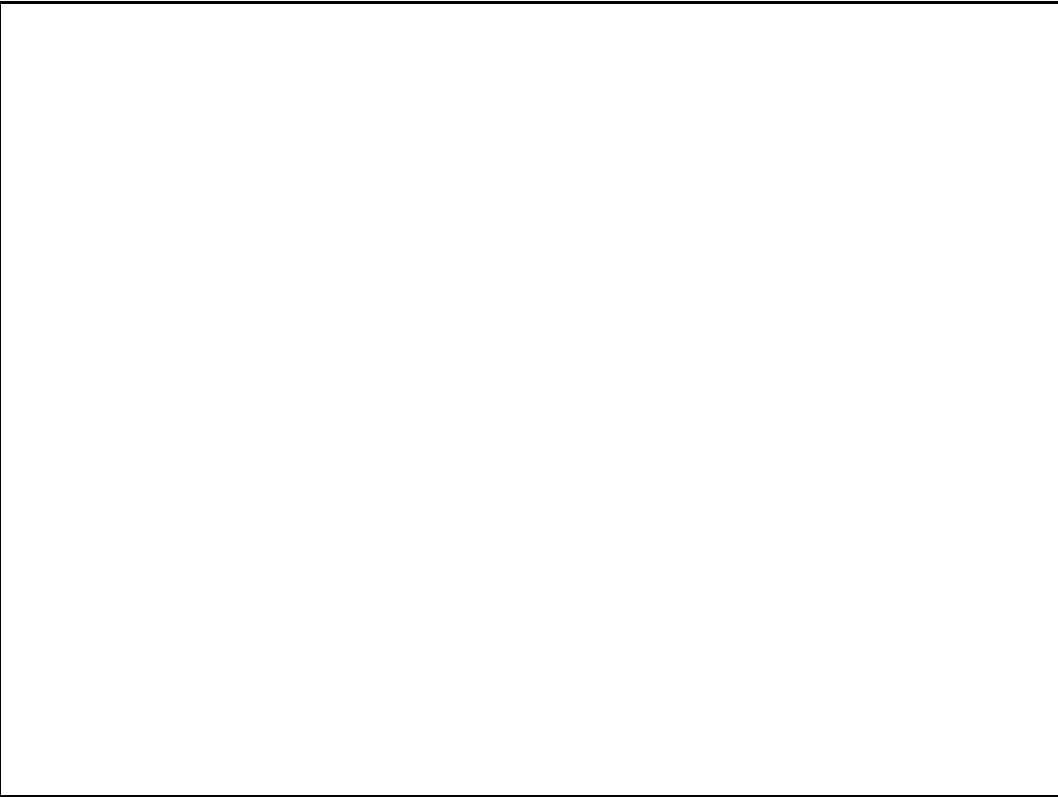
## KEY FEATURES

- One Bedroom ground floor Victorian conversion
  - Sole use west facing garden
  - Fitted kitchen with dining area
  - Modern bathroom suite
- Lordship Recreation Ground, Downhill Park
  - Tottenham Green leisure centre
- Seven Sisters Tube and British Rail Rail (Victoria Line Zone 3), Bruce Grove Overground
  - Council Tax: B
  - EPC Rating: D
- Ideal choice for first-time buyers or investors

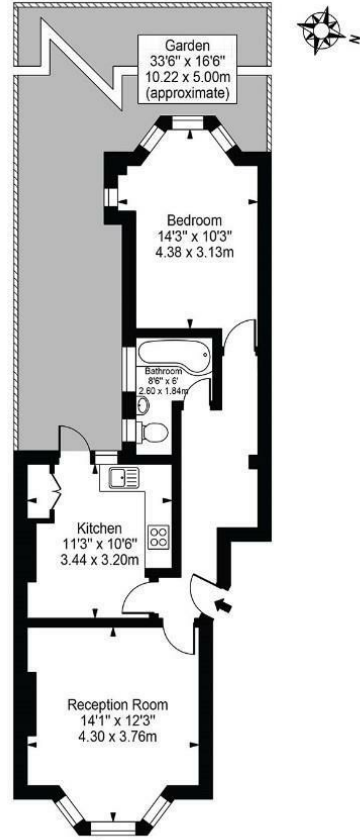






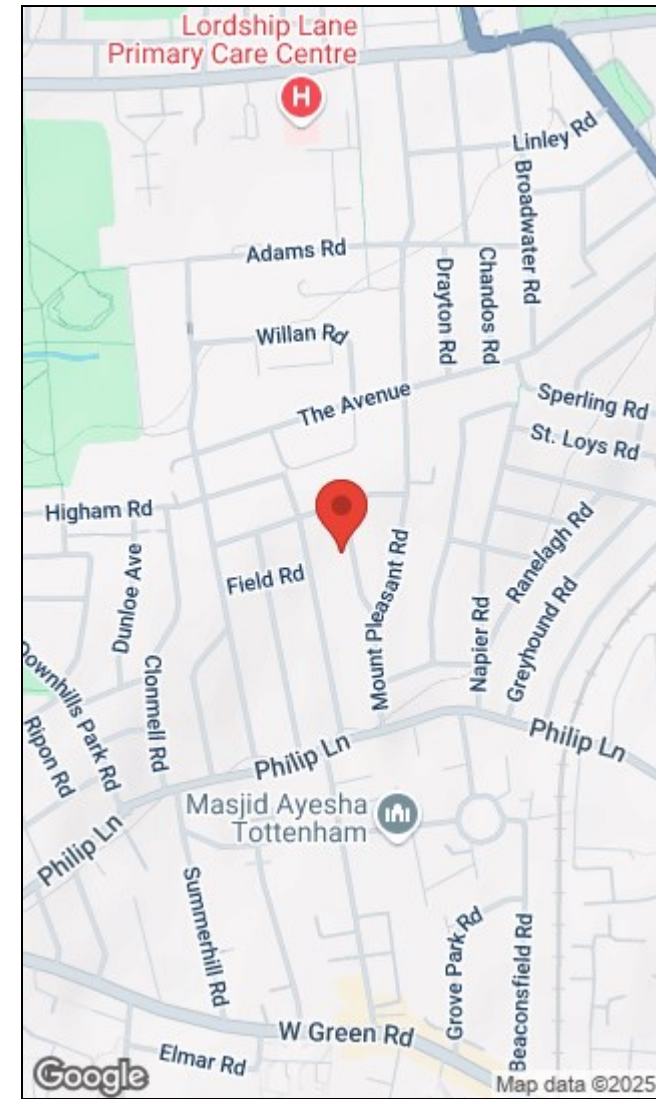


Fairbourne Road, N17  
Approx. Gross Internal Area 541 Sq Ft - 50.26 Sq M



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.



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		
	67	78			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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