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Shelbourne Road, London, N17

Asking Price £325,000



NEW LEASE OPTION UPON COMPLETION

PLEASE NOTE, LOUNGE AND BEDROOM PHOTOS HAVE BEEN STAGED TO SHOW HOW SPACE CAN BE UTILISED

Located on Shelbourne Road, N17, this spacious ground floor garden flat combines comfort, convenience, and outdoor space at an attractive guide price of £325,000.

The property offers 636 sq ft of well designed living space including two generous double bedrooms, a bright, airy reception room, a separate fitted kitchen with excellent storage and workspace, a modern bathroom with neutral tiling and a full sized bath, gas central heating and double glazing throughout.

Standout features include private rear garden, sole use garage - ideal for secure parking or extra storage, being chain-free with a 71-year lease.

Location highlights include excellent transport with links from Northumberland Park (National Rail) and Tottenham Hale (Victoria Line + Rail) nearby, and multiple bus routes for easy access into Central London. The property is close to local shops, schools, and green spaces, offering both connectivity and community.

This property represents a superb opportunity for first time buyers, young professionals, or investors seeking a stylish home with rare outside space in North London.

Lease - 71 years left



KEY FEATURES

- Bright, airy reception room
- 636 sq ft of well designed living space
- Gas central heating and double glazing throughout
- Seperate fitted kitchen with excellent storage and workspace
- Private rear garden
- Sole use garage - ideal for secure parking or extra storage
- Lease renewal quote acquired
- Two double bedrooms
- Council tax band - C
- EPC - D

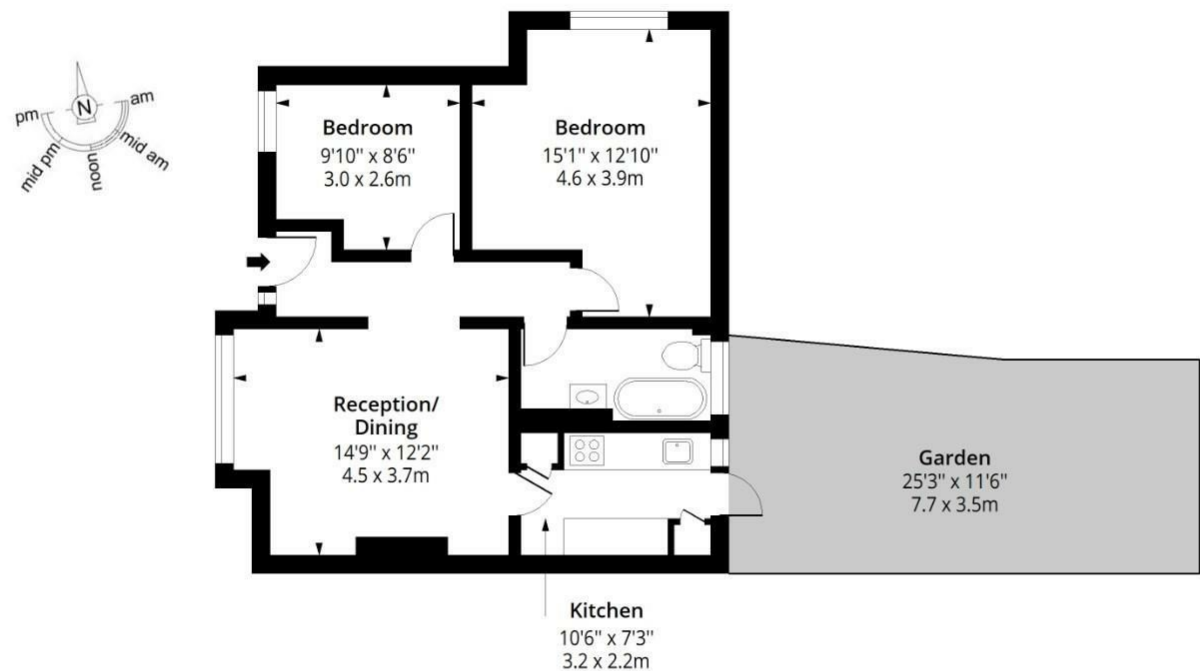




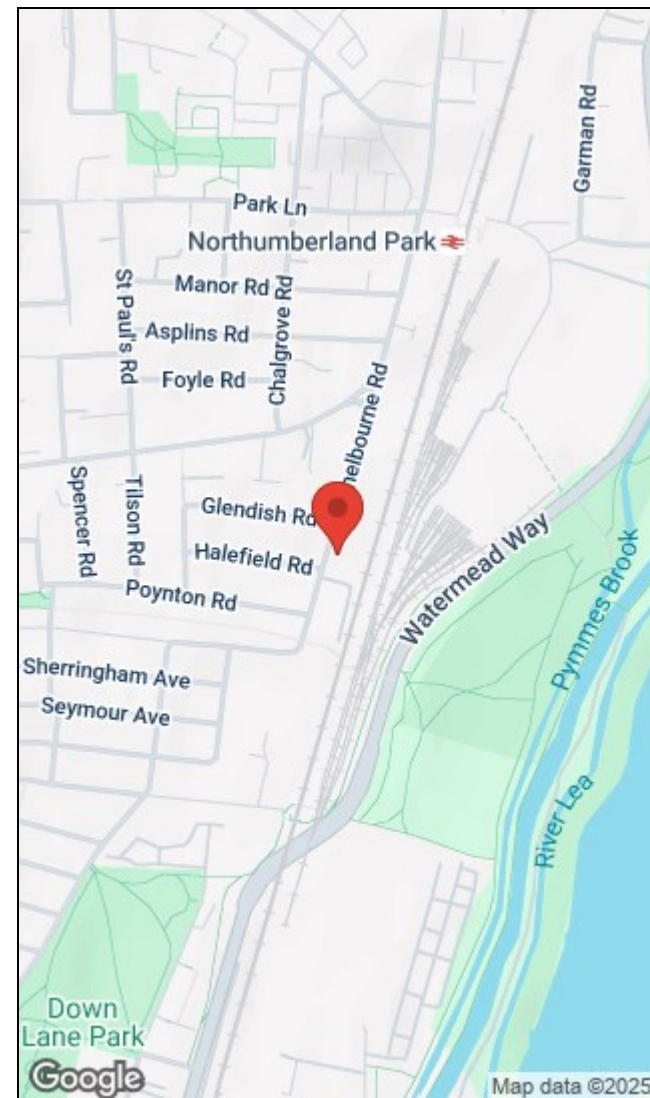


Shelbourne Road, N17

Approximate Gross Internal Area = 636 Sq Ft - 59.08 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		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	
Current	64	Current	73
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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