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 4  3  2  C

Winchelsea Road, London, N17

Asking Price £800,000



Located on Winchelsea Road in the heart of N17, this substantial 11 bedroom HMO presents a prime investment opportunity in one of North London's most up and coming areas. The property is thoughtfully arranged to maximise rental potential, comprising eight double bedrooms, one single bedroom, and two self contained studios, offering flexibility and excellent income generating possibilities. Set over multiple levels, the home is well maintained throughout and ready for immediate occupancy - reportedly earning the current owner around £90,000 per annum.

The loft floor studio is fully self contained, complete with its own kitchenette and en suite, providing added privacy for tenants. To the rear of the property, a second self contained studio benefits from direct access to the garden, ideal for tenants seeking both independence and outdoor space. Shared areas within the property, including kitchens and bathrooms, are well-proportioned and functional, supporting a smooth running HMO setup

This high yield property is ideally situated just a short distance from Tottenham Hale Station, offering quick transport links to Liverpool Street and King's Cross within 15-20 minutes. With strong rental demand in the area and excellent connectivity, this property represents a rare, turnkey investment opportunity. Whether expanding an existing portfolio or entering the HMO market, this asset delivers both scale and versatility in a rapidly developing London postcode

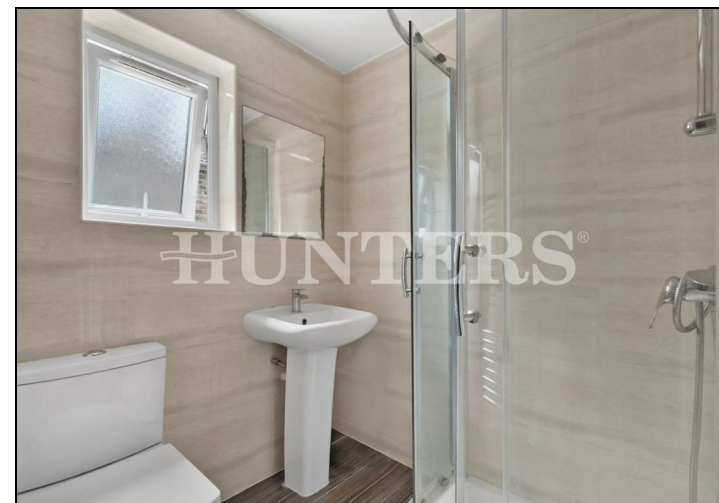
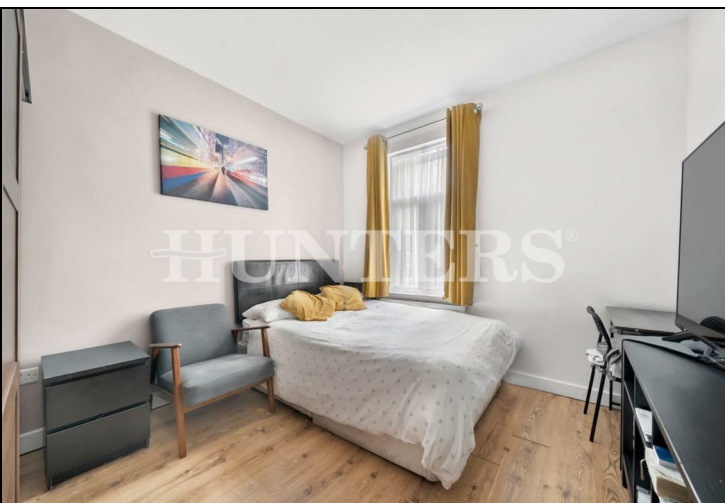
EPC - C

Council Tax - E

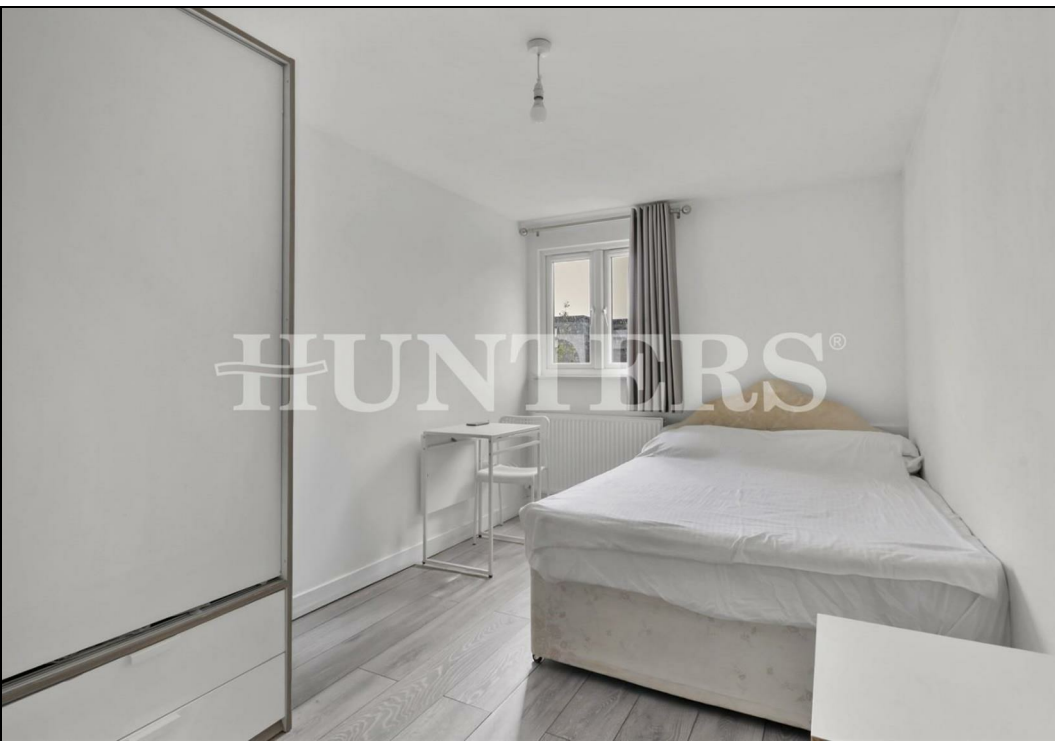


KEY FEATURES

- Over 1700 sq ft
- Great earning potential
- Situated on 4 floors
- Good condition
- 15 minute walk to Seven Sisters station
- Close to amenities
- Close to schools/college
- Council Tax - E
- EPC - C

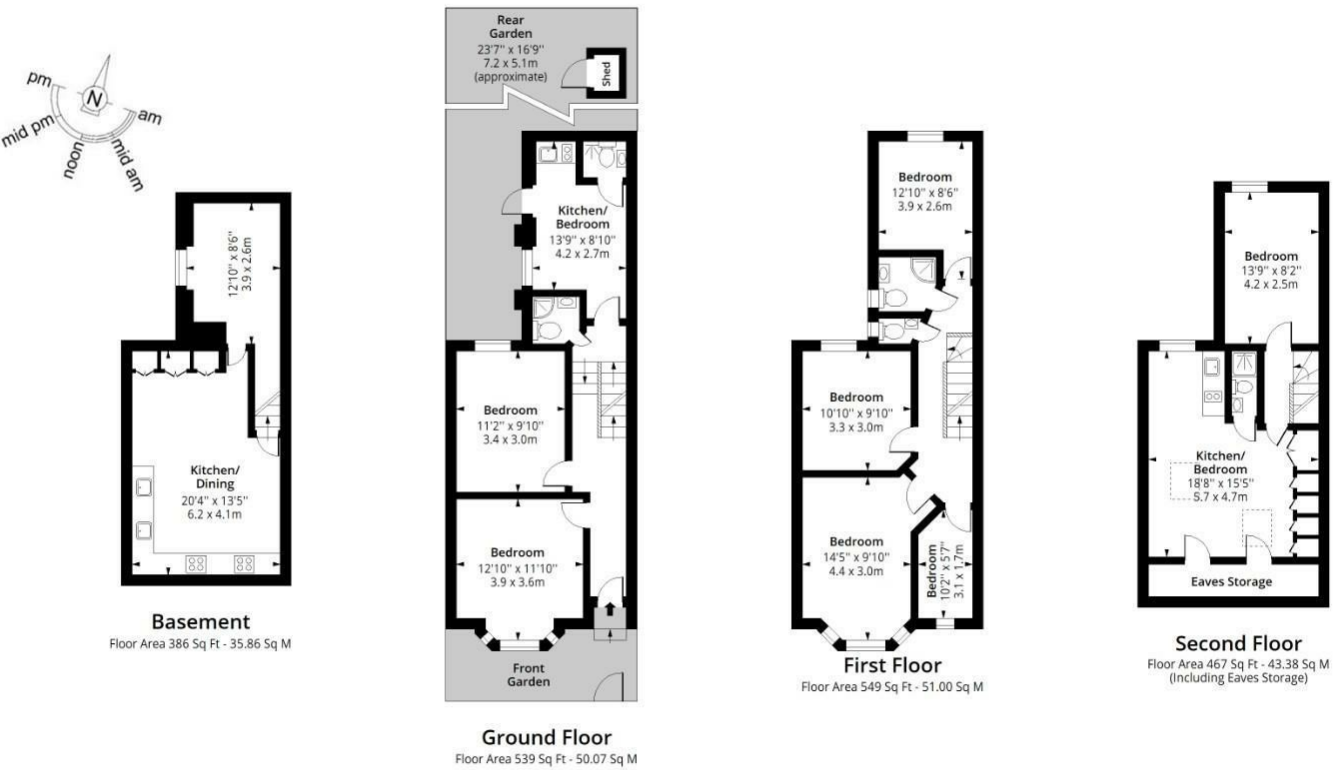




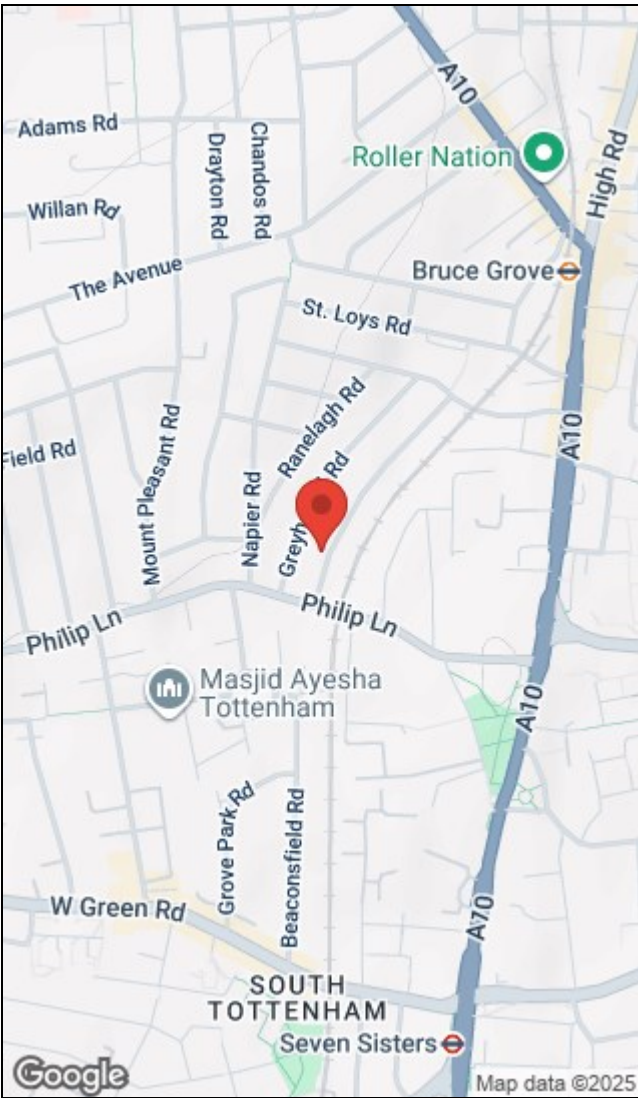


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Approximate Gross Internal Area = 1941 Sq Ft - 180.32 Sq M



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		
	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		
		83			
		70			
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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