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Mount Pleasant Road, London, N17

Offers In Excess Of £600,000



Nestled on the sought after Mount Pleasant Road, N17, this spacious three bedroom home offers a fantastic opportunity for buyers seeking a property to put their own stamp on. The house features three well proportioned reception rooms, providing flexible living space ideal for families or those working from home. Upstairs, you'll find a family bathroom, while a convenient downstairs toilet adds to the practicality of the layout. Though the property requires modernisation both inside and out, it holds immense potential to be transformed into a beautiful family residence.

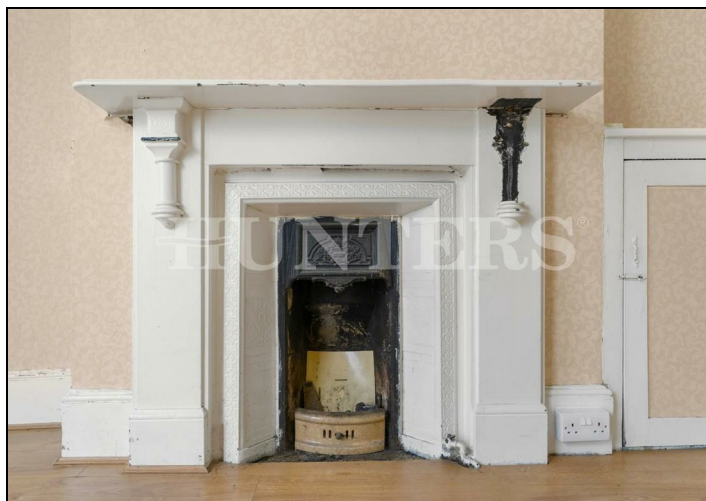
The ground floor's generous reception areas offer plenty of scope for open plan living or separate lounge, dining, and study spaces. The kitchen area could easily be redesigned to create a bright, modern hub of the home, opening out to the rear garden which, once restored, would make a perfect outdoor retreat. The property's layout and proportions make it a rare find for those looking to invest in a full refurbishment project with great long term potential.

Situated in a well connected part of Tottenham, Mount Pleasant Road benefits from close proximity to a range of local amenities. Nearby, you'll find excellent transport links including Seven Sisters and Tottenham Hale stations offering easy access to the Victoria Line and National Rail services into Central London. Local schools, shops, cafes, and parks such as Downhills Park and Lordship Recreation Ground are all within easy reach, making this a convenient and desirable location once updated to modern standards.

Council tax band E
EPC - E

KEY FEATURES

- Three bedroom
- Three reception
- Upstairs bathroom
- Needs renovation
- Downhills Park and Lordship Recreation Ground
- Bruce Grove station
- Council tax band E
- EPC - E

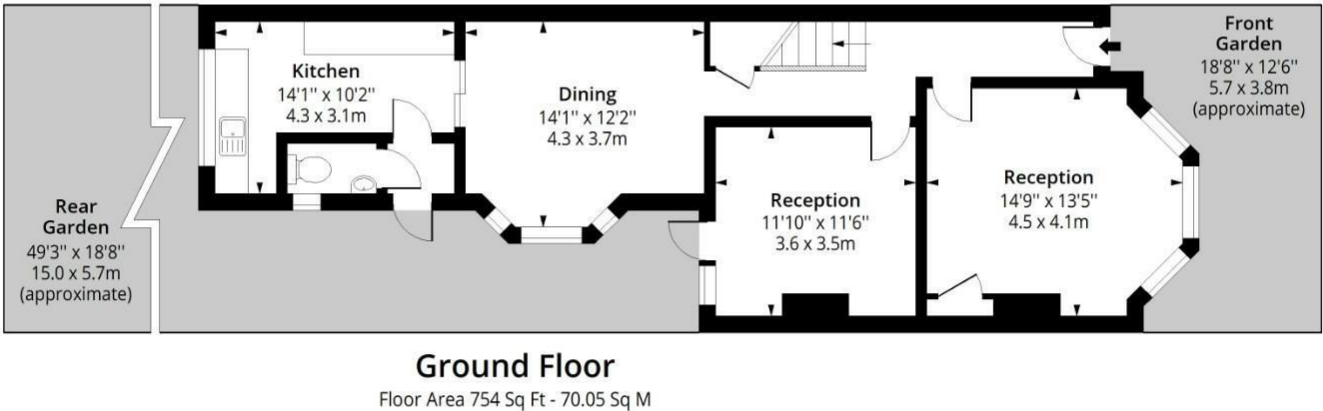
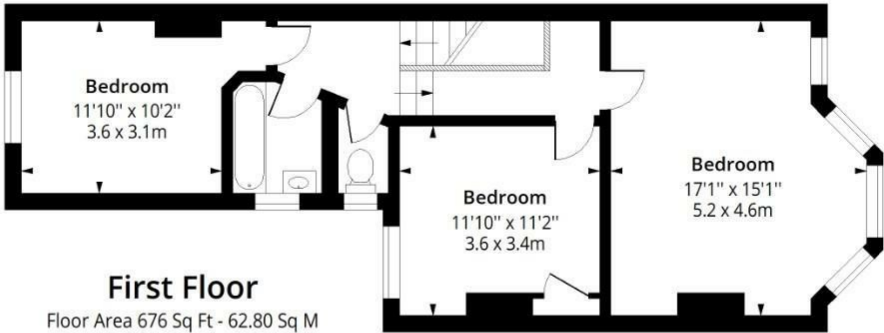
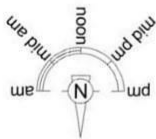




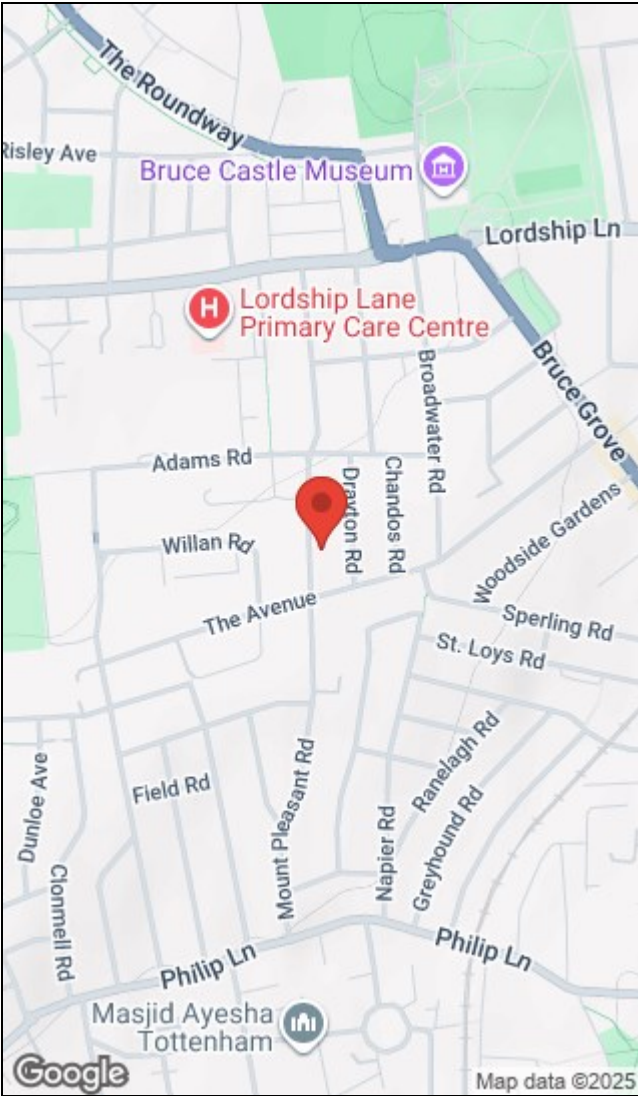


Mount Pleasant Road, N17

Approximate Gross Internal Area = 1430 Sq Ft - 132.85 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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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