

Shelborne Road, N17

PAUL BERG

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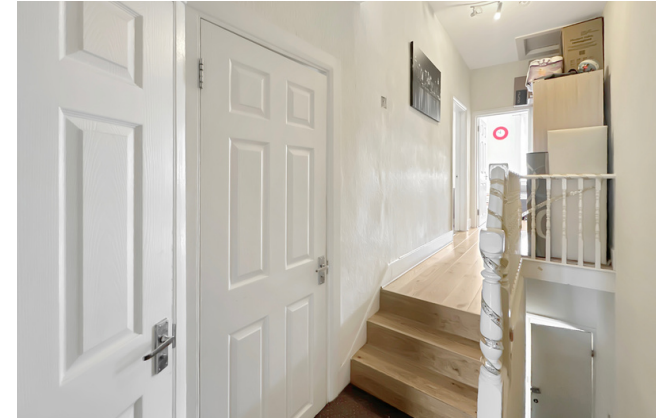
Offers over £300,000
Leasehold

Spacious Top-Floor Period Conversion.

This chain-free, top-floor flat in a period conversion offers versatile options, whether you're looking for a home to make your own or a ready-made investment opportunity. With a bright and airy layout, the property has fantastic potential for updating and even the possibility to extend (subject to planning).

Currently tenanted, it's an ideal buy-to-let investment with immediate rental income. Alternatively, for those looking to move in, it provides a great foundation to create a personalised living space. Located just moments from Northumberland Park Overground Station, it benefits from excellent transport links into the city.

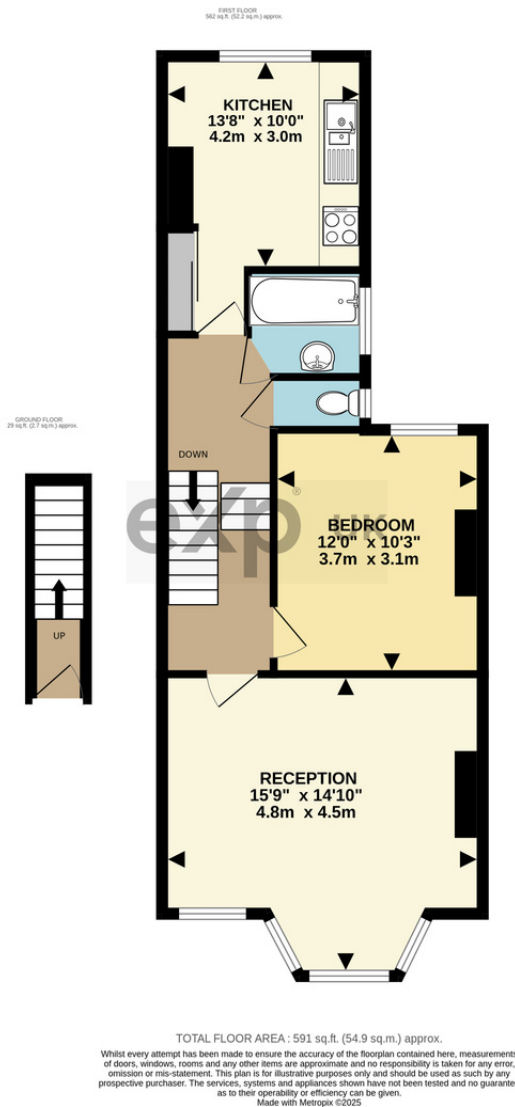
A fantastic opportunity to invest or create your ideal home



Tel: 07951 529 224

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold - 111 years remaining

Service Charge: N/A

Ground Rent: £200.00 per annum

Local Authority: London Borough of Harringey

Council Tax: Band B: £1,639.03 per annum

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