GRACECHURCH PROPERTY SERVICES



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3 Bedrooms | 2 Reception Rooms | 2 Bathrooms | Short walk to Bruce Grove & White Hart Lane Stations | Basement | Private rear garden | Local schools, shops and amenities...

A charming three-bedroom Victorian terraced home with basement, ideally located on the ever-popular Newlyn Road, Tottenham N17.

Offering over 1,180 sq. ft of living space, this spacious property benefits from two generous reception rooms, a large kitchen/diner, and a basement for storage. The first floor comprises three well-proportioned bedrooms and a family bathroom. Externally, the property boasts a private rear garden, perfect for entertaining and family use.

The home retains its original Victorian character whilst offering fantastic potential for modernisation and further value-add improvements such as conversion or extensions (STPP), making it an ideal purchase for both families and investors alike.

Location:

Newlyn Road is perfectly positioned within a short walk of Bruce Grove Overground Station and White Hart Lane Station, providing direct access to London Liverpool Street and convenient connections to the Victoria Line at Seven Sisters. Tottenham High Road is moments away with its excellent selection of shops, restaurants, and cafés, while Bruce Castle Park is just a short stroll, offering beautiful green spaces steeped in history.

The area is also well-served by local schools, including Lancasterian Primary, and benefits from numerous bus routes and easy access to Tottenham Hale and Turnpike Lane stations, making travel across London quick and efficient. Residents also enjoy the vibrant local community with regular events such as the Tottenham Green Market.

Other Information...

Tenure: Freehold

Parking Arrangements: Street parking (permit)

Vendors position: Actively looking Council Tax Band: D (£2,207 p/yr)

Local Authority: Haringey Location of Boiler: Kitchen

Utilities

Water: Mains water connected to the property. Electricity: Property connected to mains electricity

Drainage: Mains & Surface water drainage connected to the property

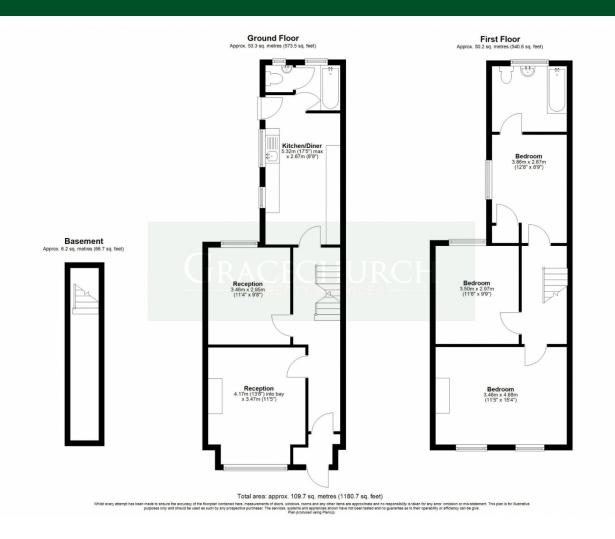
Heating: Mains gas central heating

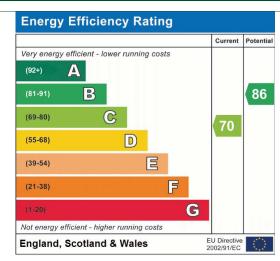
Windows: Double glazing

Mobile coverage: All networks available at this address

Broadband: Up to 1800 Mbps

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Address: 24 Newlyn Road, N17













