



Tottenhall Road, London N13 6HY

welcome to
Tottenham Road, London

Spacious and extremely well-presented, extended family home benefiting from 3 double bedrooms, attractive living spaces upgraded and enhanced by the existing owners, and now available chain free.

This attractive, brick-faced mid-terraced home offers two receptions and a bright fitted kitchen overlooking the garden, whilst the first-floor benefits from 3 double bedrooms, and retains potential to create an additional loft room (STPP)

Tottenham Road is situated moments away from the vibrant Green Lanes, with its diverse array of shops, bars, cafes, restaurants & patisseries, and easy access to Palmers Green.

Convenient transportation options include the nearby Palmers Green & Bowes Park Railway Stations (direct to Moorgate), along with Wood Green Tube Station (Piccadilly Line). Additionally, regular bus routes are also accessible on the road.

The location is also close to the popular Oakthorpe Primary school, Tottenham Infant school and St. Michael at Bowes Church of England school.



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Approximate Area = 1179 sq ft / 109.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nîchecom 2025.
Produced for Barnard Marcus, REF: 1247227

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- Two Receptions
- Bright fitted Kitchen.
- Easy Maintenance Garden
- Three Double Bedrooms
- Bathroom & Guest Cloakroom

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£700,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH105907



Property Ref:
MUH105907 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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