



Jansons Road, London, N15

**Offers Over £600,000**

The Property Experts UK

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- CHAIN FREE
- Two double bedrooms
- Close to excellent transport links
- Sought After Location
- EPC Rating - D

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This 1,033 sqft property features a ground floor with two reception rooms, one bathroom, and a spacious kitchen with doors leading to the garden. Upstairs there are two good-sized bedrooms. While the house requires some work, it presents an excellent chance for the perfect buyer to tailor the decor to their taste and truly personalize it.

Nestled in a vibrant neighbourhood, this property is close to The College of Haringey, Enfield and North East London, Tottenham Green Pools & Fitness, and the Bernie Grant Arts Centre. Enjoy nearby dining at The Palm, Luna D'Amore Pizza, With Milk, Pasero, and True Craft.

Don't miss the chance to stamp your mark and create your dream home. Contact us today to schedule a viewing!

Comments from the seller:

"This has truly been a wonderful place to live in. Growing up in this house has been nothing short of amazing. With a big kitchen and front room we were able to host great parties and dinner parties. The garden is intimate and cosy with plenty of greenery.

The leisure centre is about 5 minutes walk away with a fantastic sized pool, and transport links to get you in and around London. This area is quiet and humble; a perfect place for a new, growing family."





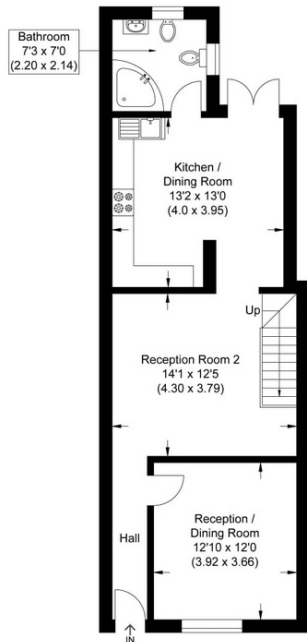
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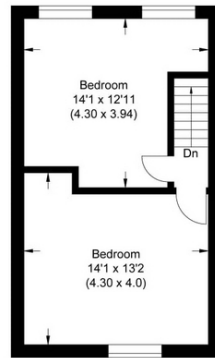


1033 sq ft





Ground Floor



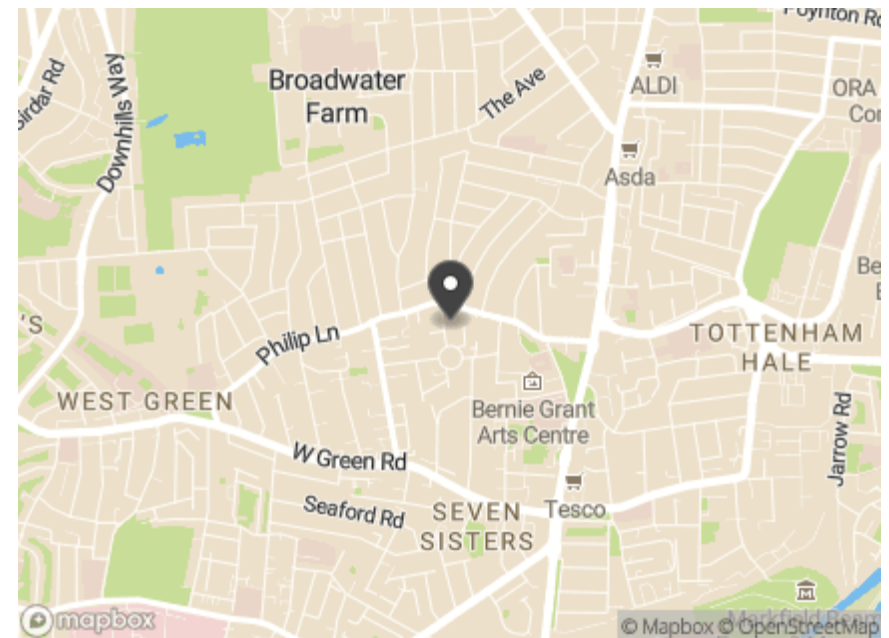
First Floor

Approximate Gross Internal Area  
86.80 sq m / 934.30 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>81</b> |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | <b>58</b>               |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



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