



**148 Shelbourne Road,
Walthamstow**

£450,000 Freehold



148 Shelbourne Road, Walthamstow

248 Hoe Street, Walthamstow, London,
E17 3AX

020 8521 1122
www.kings-group.net

- Three Bedroom House
- End Of Terrace
- In Need Of Modernisation Throughout
- Chain Free
- Private Side Access
- Through Lounge
- Ground Floor W/C
- Excellent Location
- 0.4 Miles To Northumberland Park Overground Station
- EPC Rating : D

highly sought-after location.

Located in the heart of Tottenham, the property is minutes away from Northumberland Park Station (overground) and a short distance away from Tottenham Hale (underground and overground). It benefits from the regeneration currently taking place in the area. Harris Primary School is minutes away and the excellent bus and transport links provide easy access to the surrounding areas and Central London. The property is moments away from local shops, amenities and schools, and would be a great chance for anyone looking to move or invest into the area.

PUBLIC NOTICE

ADDRESS: 148 Shelbourne Road, London, N17 9YA.

We are acting in the sale of the above property and have received an offer of £450,000

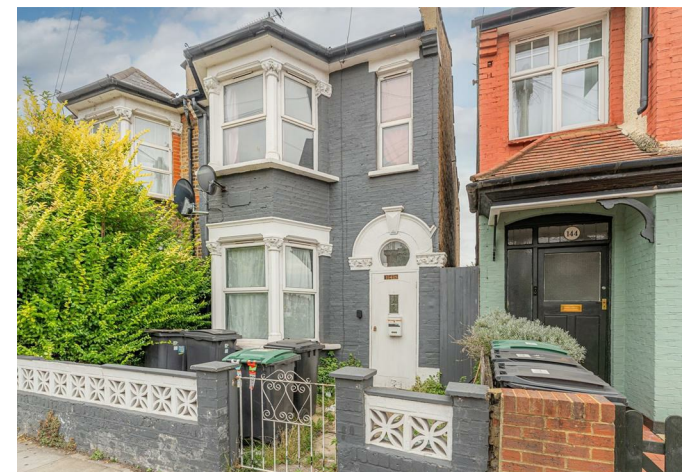
Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC Rating: D

Kings Group are delighted to present this charming Victorian three-bedroom end-of-terrace home, ideally situated just minutes from Northumberland Park Overground Station. This spacious property offers excellent potential and is perfect for buyers looking to modernise a home to their own taste. The ground floor features a generous through-lounge, a fitted kitchen with ample dining space, a guest W/C, and a large private rear garden with convenient side access. Upstairs, you'll find three well-proportioned double bedrooms and a modernisable three-piece family bathroom. Additional benefits include ample storage throughout. This property is an excellent opportunity for families or investors alike, offering scope for improvement and strong potential in a



TOTAL FLOOR AREA : 91.0 sq.m. (980 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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