

Shelbourne Road, London, N17 0JY



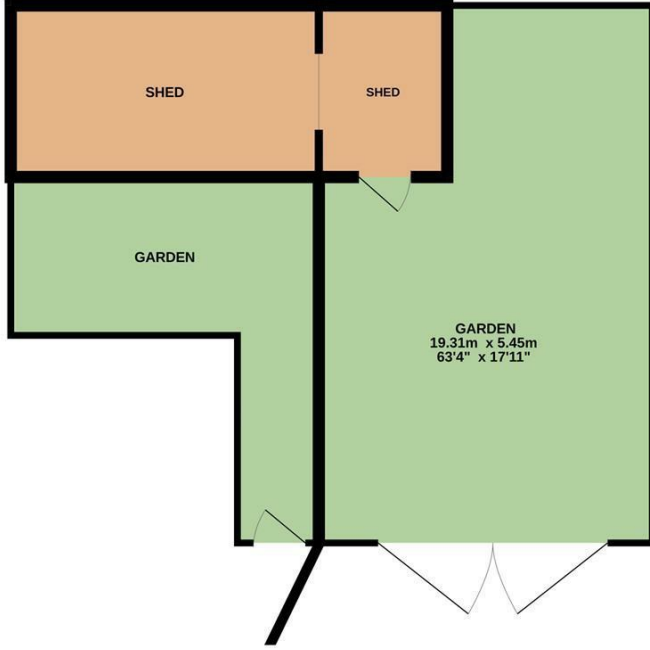
£400,000

Kings Group are delighted to present this chain free two bedroom first floor maisonette. This property is well maintained throughout and boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day, fitted kitchen, two double bedrooms and a three-piece family shower room. Additionally, the rear garden accessed via a side entrance provides a lovely outdoor space to enjoy. One of the unique features of this property is the right of use to a large land to the side, offering potential for various activities. Furthermore, the access to a shed in the garden adds practicality for storage or creating a workshop area.

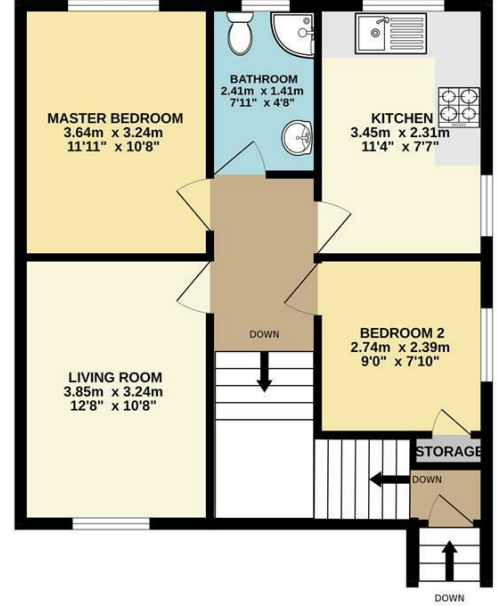
Nestled in the vibrant Shelbourne Road, London, this charming upper maisonette offers a fantastic opportunity for those seeking a new home or a savvy investment in the heart of Tottenham. The location is simply unbeatable, being a mere 0.2 miles from the Northumberland Park overground station, ensuring convenient connections to various parts of London. With excellent bus and transport links at your doorstep, accessing the surrounding areas and Central London couldn't be easier. Local shops, amenities, and schools are just moments away, adding to the convenience and appeal of this property. One of the standout features of this property is its proximity to the ongoing regeneration in the area, promising a bright future for residents. Additionally, the esteemed Harris Academy Primary School is just a short stroll away, making it an ideal choice for families with young children. Don't miss out on this fantastic opportunity to be part of the exciting transformation happening in Tottenham. Whether you're looking to settle down or make a smart investment, this maisonette on Shelbourne Road is sure to exceed your expectations.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 52.0 sq.m. (560 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.
Made with Metropix ©2024

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

