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# Tower Gardens Road, London, N17

Guide Price £575,000



Charming Three Bedroom Home Backing onto Tower Gardens Park

Owned by the same family for over 15 years, this well maintained three bedroom home presents a rare opportunity to acquire a spacious and characterful property in the heart of the Tower Gardens Conservation Area, an enclave celebrated for its distinctive early 1920s Arts and Crafts architecture.

The property boasts a flexible and generous layout comprising two reception rooms, two double bedrooms, a well proportioned single bedroom, and a first floor family bathroom. To the rear, a private 40ft garden provides a peaceful retreat, backing directly onto the much-loved Tower Gardens Park; a delightful green space featuring a well equipped playground, majestic mature trees, and a calm, relaxing atmosphere.

For those seeking additional outdoor space, the award winning Lordship Recreation Ground is just a short stroll away. Spanning 20 acres, it is perfect for families and those who enjoy an active lifestyle.

The area is also steeped in local heritage, with the historic Bruce Castle and Bruce Castle Museum located within nearby Bruce Castle Park, offering cultural interest and regular community events.

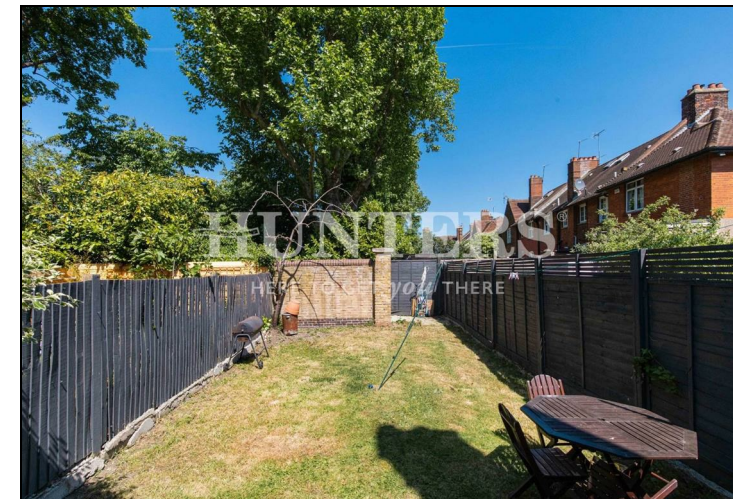
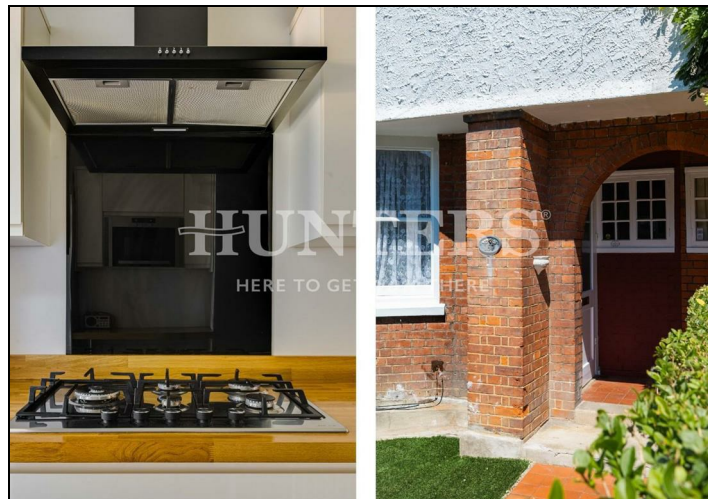
Transport links are excellent, with Wood Green and Turnpike Lane Underground Stations (Zone 3, Piccadilly Line), as well as Bruce Grove Overground Station, providing direct access to Liverpool Street Station in approximately 20 minutes.

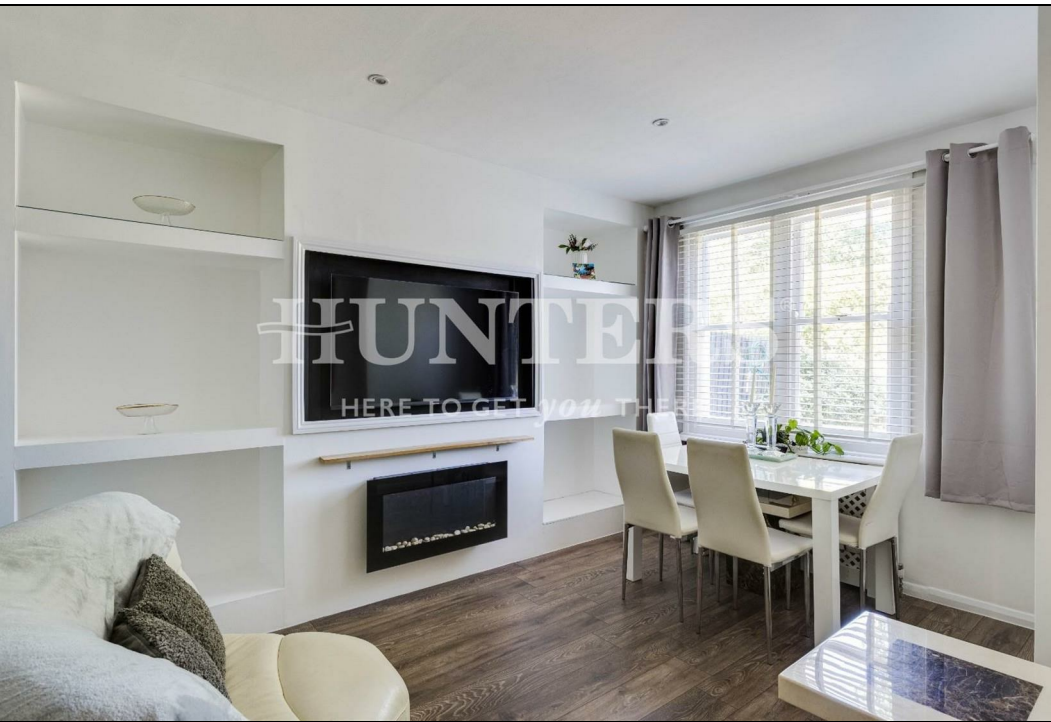
With its desirable location, spacious interior, and close proximity to green spaces, historic landmarks, and key transport links, this property offers an ideal family home in one of Tottenham's most sought-after neighbourhoods.

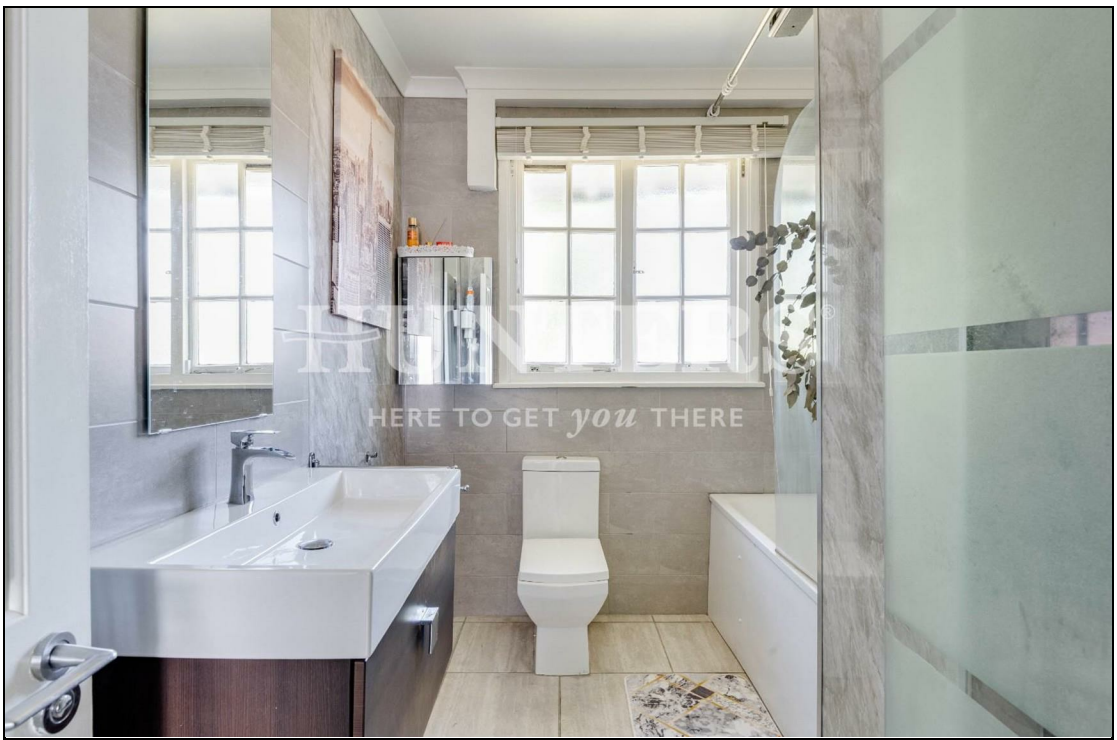
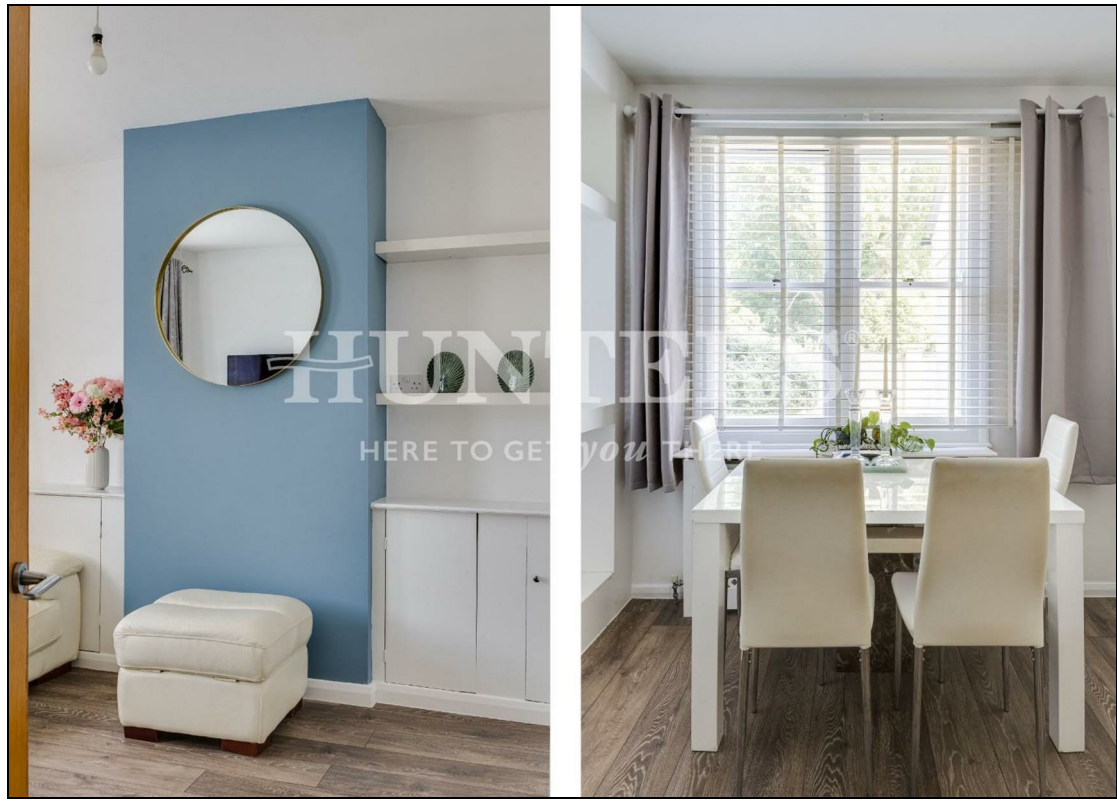
Early viewing is highly recommended.

## KEY FEATURES

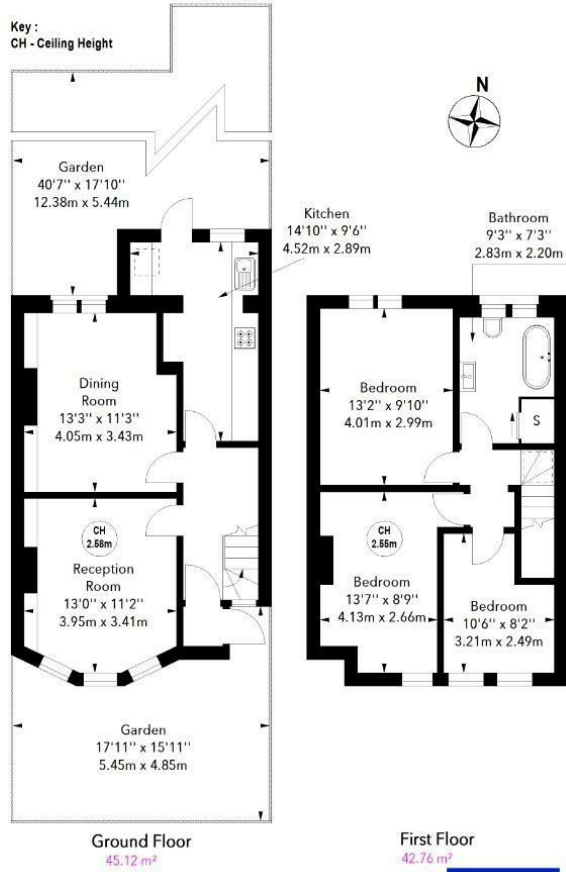
- Early 1920's arts and crafts three bedroom terraced house
  - Two receptions
  - First floor bathroom
  - Conservation area
    - 40 ft Garden
- Tower garden park, Lordship recreational ground and Bruce castle park and Museum.
  - EPC rating D



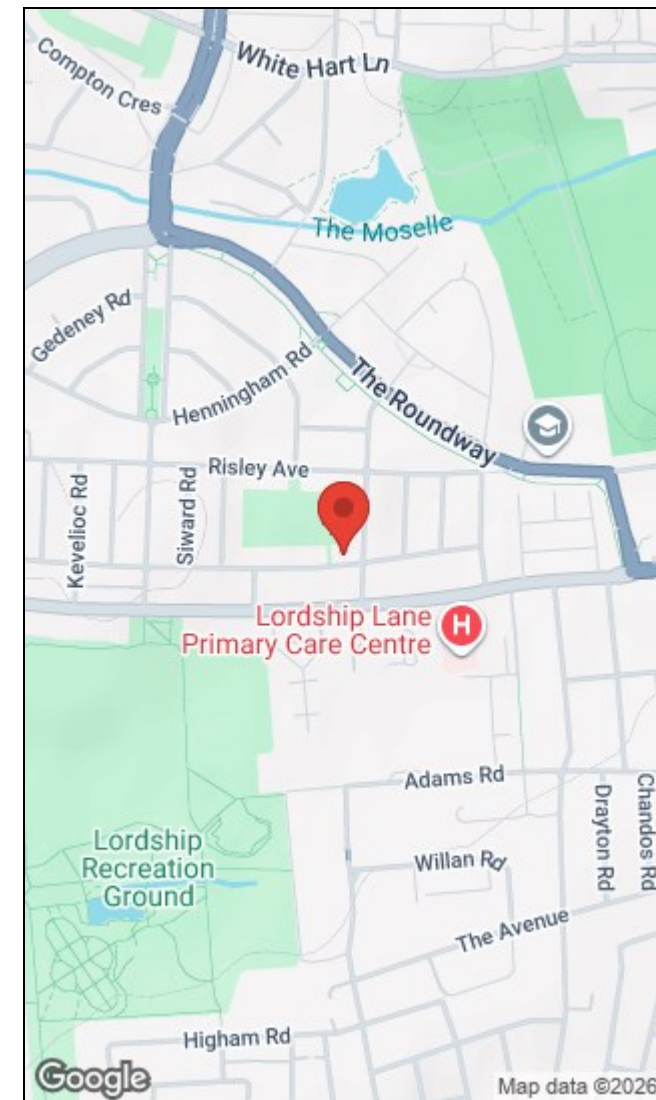




Tower Gardens Road, N17  
 Approximate Area = 87.88 sq m / 946 sq ft



Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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