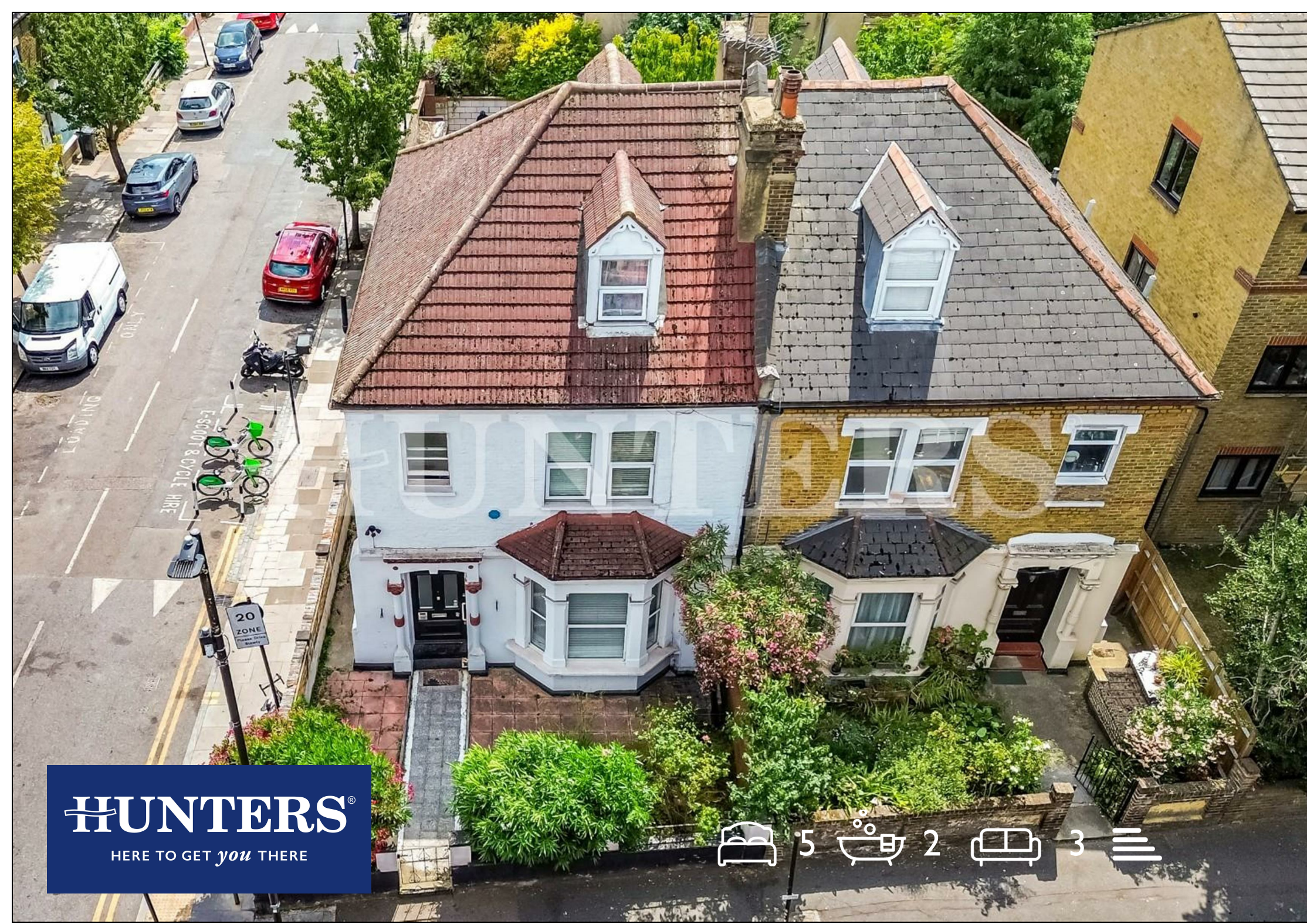
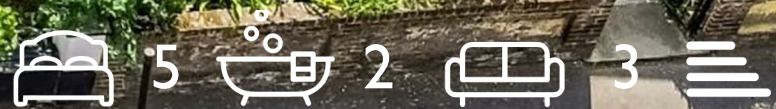




HUNTERS[®]
HERE TO GET *you* THERE



West Green Road, Tottenham, London

Asking Price £950,000



A rare opportunity to acquire this substantial five bedroom semi detached end of terrace period home, occupying a sought after position on West Green Road, N15.

Extending to approximately 199 sq m (2,142 sq ft) across three beautifully proportioned floors, this impressive home is full of original character and offers exceptionally versatile living accommodation. With four reception rooms, a spacious open plan main reception and a desirable south facing rear aspect, it provides the perfect balance of period charm, natural light and practical family living.

The generous ground floor offers a wealth of flexible space, with four reception rooms that can be used for formal dining, family living, a home office or playroom. The south facing rear garden extends to approximately 50 ft, creating a private and sun filled outdoor space, while the garage to the rear provides valuable storage or parking potential. Although the property would benefit from some updating, it offers tremendous scope for improvement and, subject to the necessary planning permissions, excellent potential to extend and create a truly outstanding family home tailored to your own style and requirements.

The well planned accommodation continues across the upper floors, where five spacious bedrooms provide ample room for growing families or those looking for flexible living arrangements.

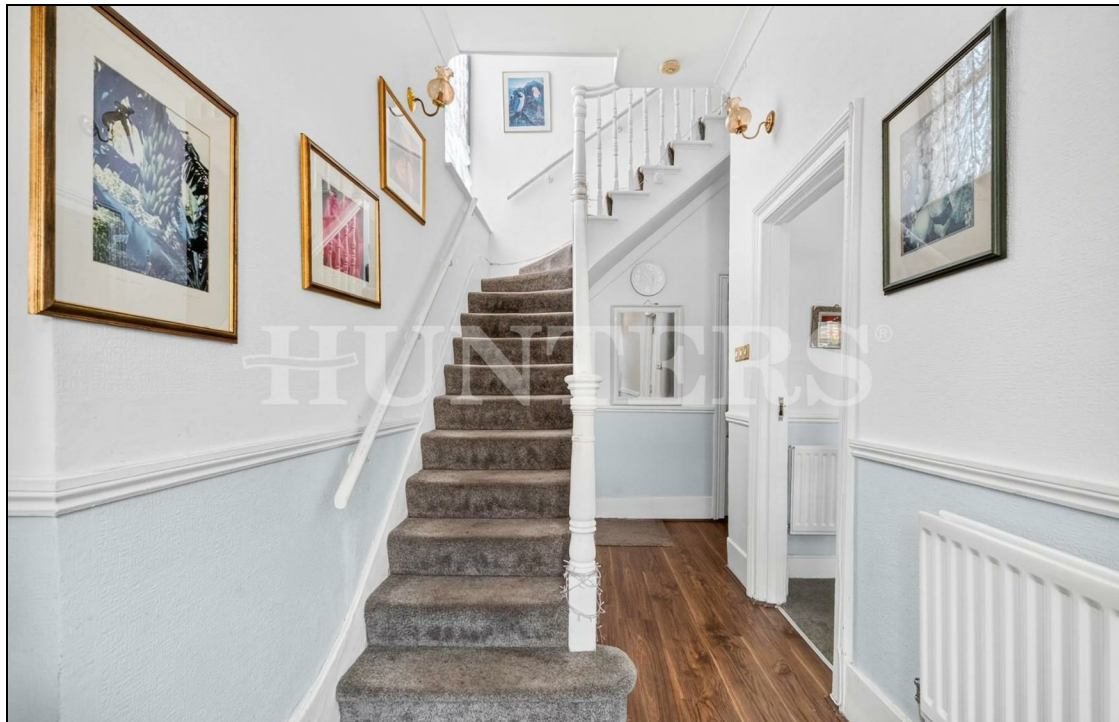
Offering impressive proportions, period character and exceptional potential, this outstanding home is conveniently located within a 10 minute walk of excellent transport links, as well as the popular open spaces of Chestnuts Park and Downhills Park. Combining space, charm and exciting potential in one of the area's most desirable locations, this is a rare opportunity to create a forever family home.



KEY FEATURES

- Rare opportunity
- Period property
- Nearly 200sqm across 3 floors
- Well connected location
- 50 ft garden with garage
- Further potential to extend (STPP)
- Seven Sisters Underground
- Off street parking at rear
- Council tax band - F
- EPC - TBC

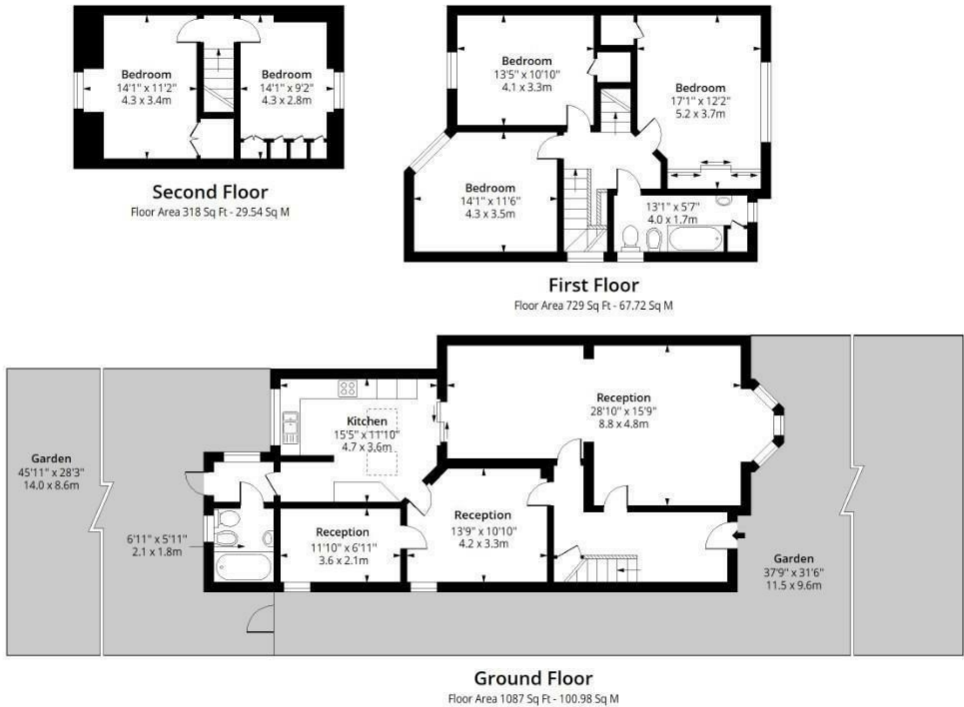
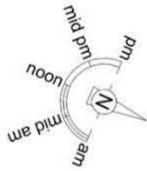




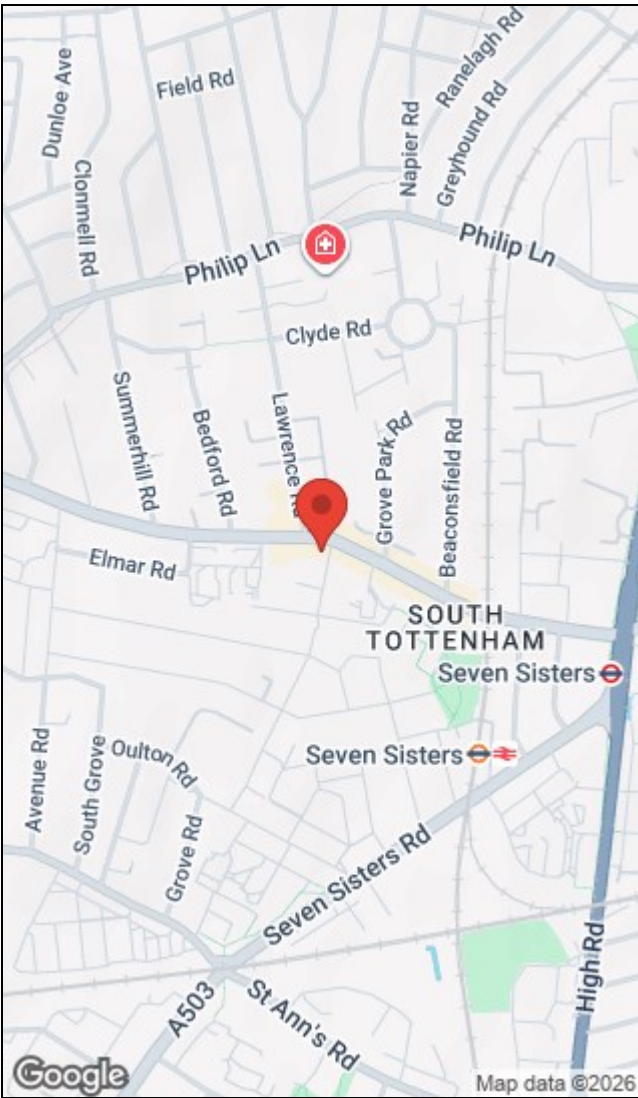


West Green Road N15

Approximate Gross Internal Area = 2134 Sq Ft - 198.24 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



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

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