



Your Logo

Devon Close, London, N17 9HR

Fixed Price £366,000

3 2 1



This spacious three-bedroom flat, located on the first floor of a purpose-built block, offers an excellent opportunity in a peaceful cul-de-sac. Ideal for families or investors, this property combines generous living spaces with superb transport links.

Upon entering, you'll find a bright reception room that provides direct access to a private balcony, perfect for relaxing. The separate fitted kitchen is ready for your culinary adventures, and the property benefits from generous storage space throughout, ensuring a clutter-free environment.

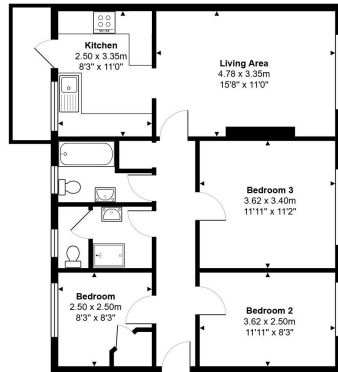
Situated in a quiet cul-de-sac, the location offers peace and privacy while being incredibly well-connected. Bruce Grove Station is approximately 200m away, providing easy access to Overground services. Tottenham Hale Station, offering excellent transport links into Central London, is also within walking distance.

This property not only offers comfortable living but also strong investment potential, with rental values estimated around £2,100+ pcm, making it an attractive prospect for those looking to expand their portfolio. Its prime location in an area undergoing significant regeneration further enhances its long-term growth potential.

REF: 1425042



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All measurements are approximate and for display purposes only

- Spacious Three Bedroom Flat (Ideal for Families or Investors)
- Bright Reception Room with Direct Access to Private Balcony
- Generous Storage Space Throughout the Property
- Excellent Transport Links – Walking Distance to Tottenham Hale Station
- Strong Investment Potential with Rental Values Around £2,100+ pcm
- First Floor Position within a Purpose-Built Block
- Two bathrooms
- Quiet Cul-de-Sac Location Offering Peace and Privacy
- Close to Bruce Grove Station (Approx. 200m) for Overground Access
- REF: 1425042



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

7, Devon Close LONDON N17 9HR	Energy rating C	Valid until 10 May 2027
Certificate number: 8163-7725-8865-9168-1992		

Property type: Mid-floor flat
Total floor area: 73 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificates/0163-7725-8865-9168-1992?view=live>

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