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Baronet Grove, London, N17

Offers In Excess Of £525,000



EXTENDED TO THE REAR + BRICK BUILT OUTHOUSE

Tucked away on the charming and sought after Baronet Grove in N17, this CHAIN FREE well presented two double bedroom mid-terrace period property effortlessly combines classic character with modern enhancements.

Set behind an attractive façade, the home welcomes you with rich mahogany varnished floorboards that flow throughout the ground floor, adding warmth and timeless appeal. Two generously sized reception rooms offer flexible living and dining spaces, ideal for entertaining or relaxing, while a convenient downstairs toilet enhances functionality.

At the rear, an extended kitchen is bathed in natural light thanks to a good sized skylight, creating an airy and inviting atmosphere perfect for cooking and casual meals. The kitchen opens out to a 70ft garden, featuring a fully equipped outhouse at the far end. The outhouse offers versatile use as a home office, studio, or guest space, and comes complete with running electrics, on its doorstep a working pond, adding a unique and calming touch to the outdoor space.

Upstairs, the property continues to impress with two spacious double bedrooms, both bright and well proportioned. A large family bathroom serves the upper floor, offering both a bathtub with overhead shower, along with ample storage space. This home offers an exceptional opportunity for buyers seeking period charm, modern comfort, and generous outdoor space, all within easy reach of local amenities, parks, and transport links.

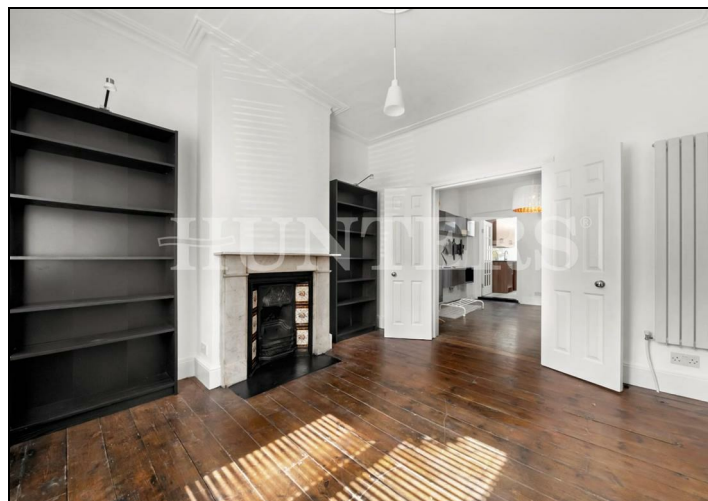
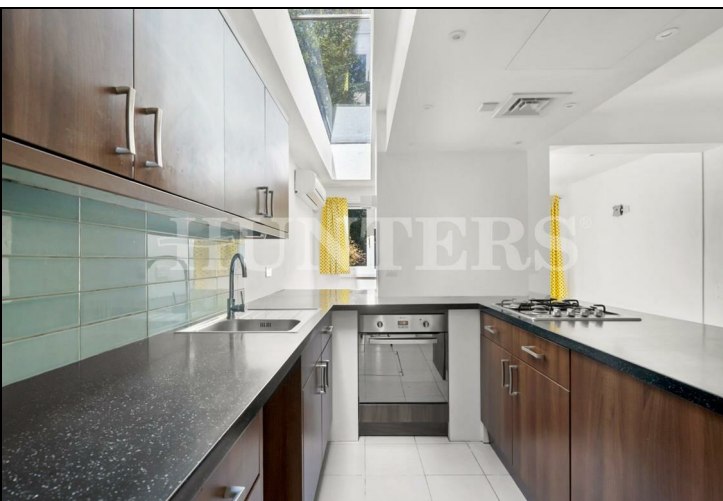
Council Tax - Band C

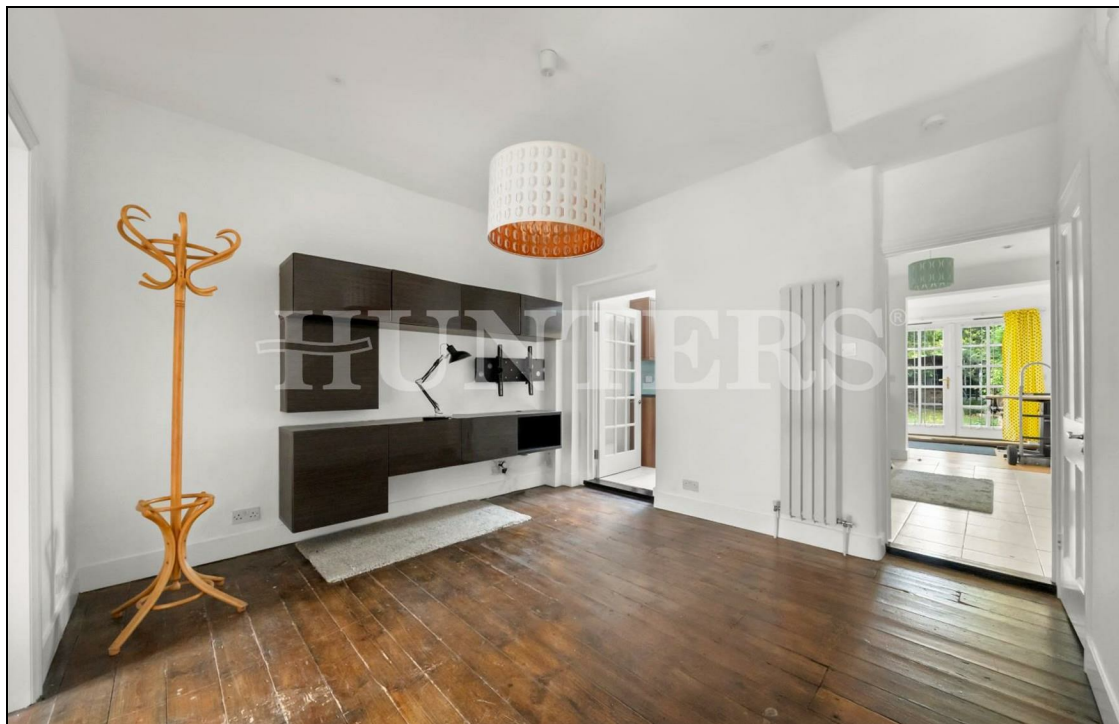
EPC - C

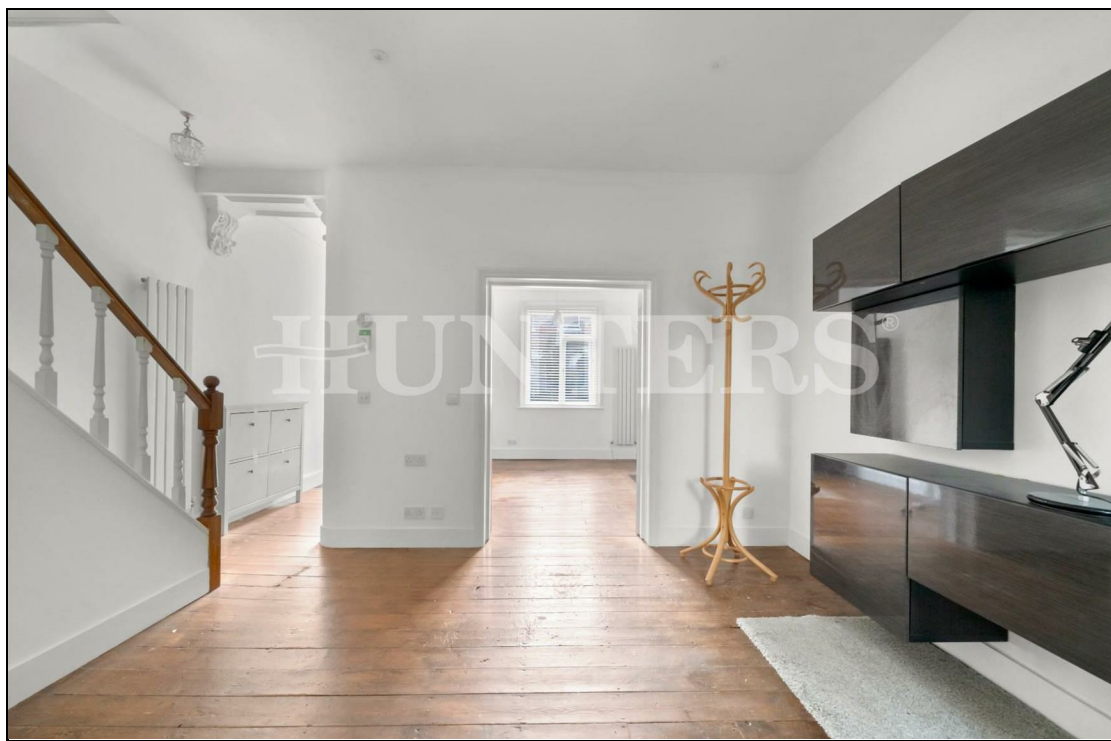


KEY FEATURES

- Chain free
- Charming 2-bedroom period property
 - Outhouse
 - 70ft rear garden
 - Downstairs W/C
- Good size for families
- Extended to rear
- Council Tax - D
 - EPC - C
- Potential for loft extension (STPP)

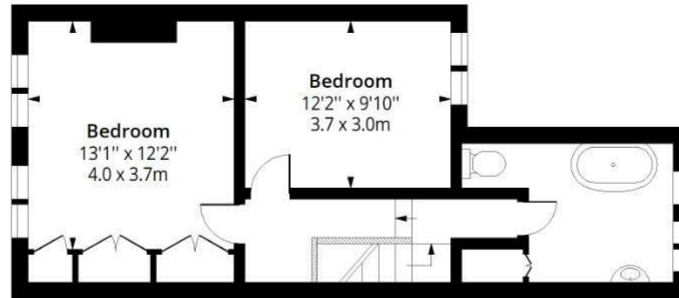
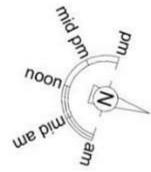






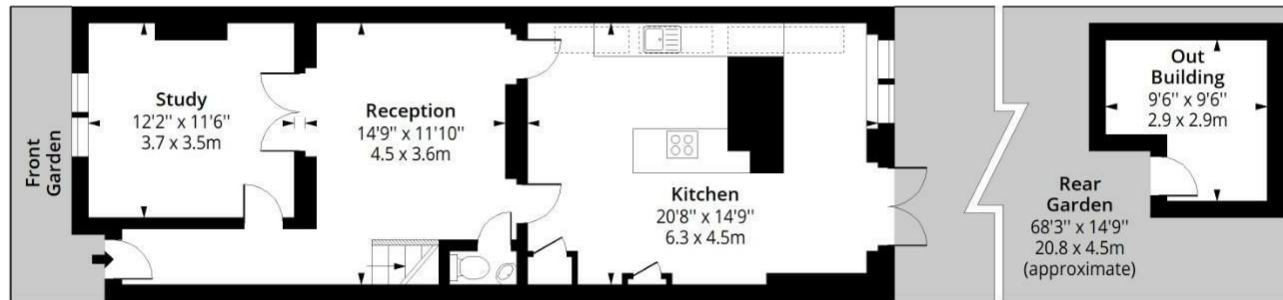
Baronet Grove, N17

Approximate Gross Internal Area = 1203 Sq Ft - 111.76 Sq M



First Floor

Floor Area 492 Sq Ft - 45.71 Sq M

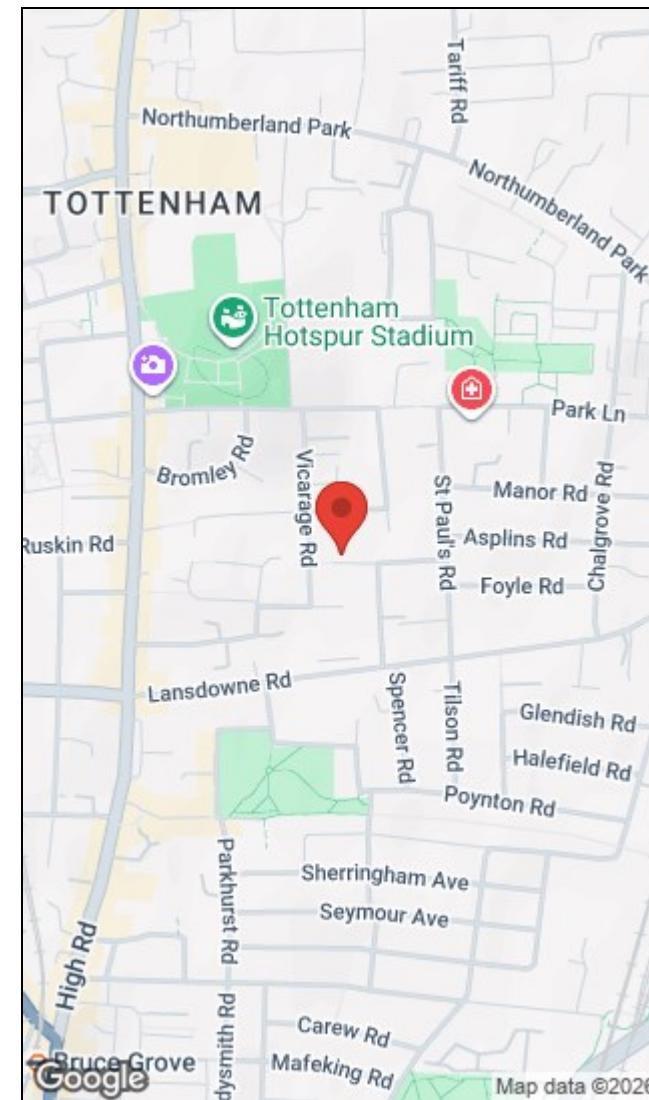


Ground Floor

Floor Area 711 Sq Ft - 66.05 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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	70	80	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

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