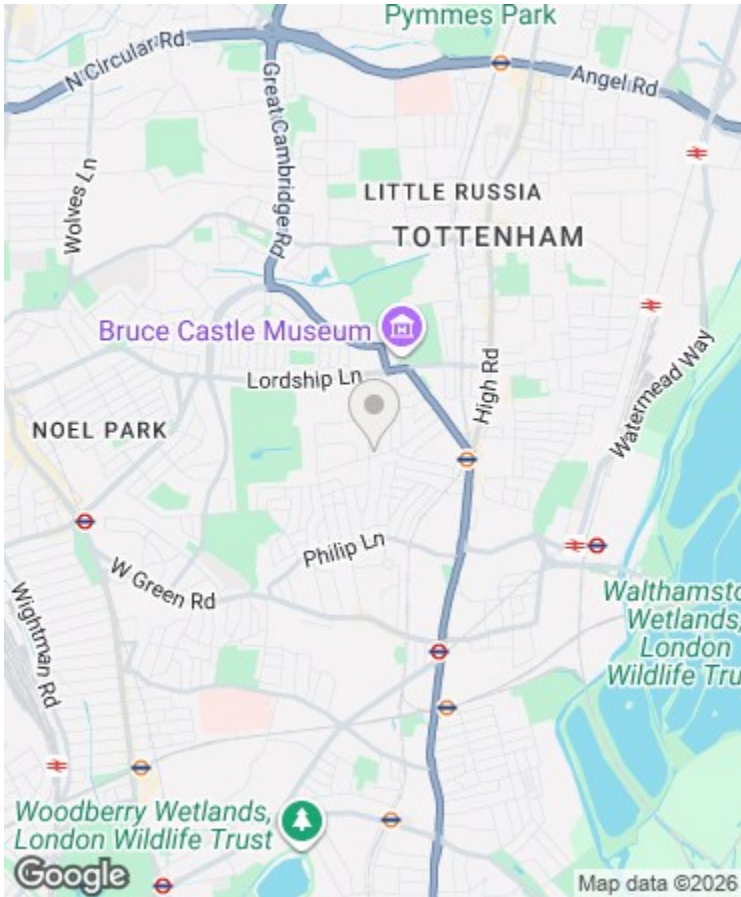




Directions

Viewings

Viewings by arrangement only. Call 0204 5530707 to make an appointment.

EPC Rating

E

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	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



178 Mount Pleasant Road, London, N17 6JQ

Offers Over £600,000

- CASH BUYERS ONLY
- Victorian terraced house
- Two bathrooms
- Potential to extend (STPP)
- Residential street
- Chain-free
- Large rooms
- Good size garden
- Close to transport links
- Near schools

178 Mount Pleasant Road, London N17 6JQ

A spacious Victorian terraced house offering flexible accommodation, currently arranged with four bedrooms across two floors. Ideally located within walking distance of Bruce Grove station and with easy access to Seven Sisters, the property benefits from an HMO licence, making it an excellent investment opportunity or a home with great potential. Featuring a private rear garden and scope to extend into the loft and rear (STPP), it is well placed close to local amenities, schools, parks, and transport links.

 3

 2

 3

 E

Council Tax Band: E



CASH BUYERS ONLY - A spacious three-bedroom Victorian terraced house in Mount Pleasant Road in Tottenham, ideally located within easy walking distance of Bruce Grove station and offering excellent access to Seven Sisters.

This versatile property offers generous accommodation arranged over two floors. The ground floor comprises two bright reception rooms, a fitted kitchen, a bedroom, a bathroom, and access to a good-sized private rear garden. The first floor features three well-proportioned bedrooms and a family bathroom.

The property currently benefits from an HMO licence, making it an attractive investment opportunity, while also offering excellent potential to be transformed into a beautiful family home.

Further scope exists to enhance the property, with potential for a rear kitchen extension and a loft conversion (STPP).

Conveniently situated close to local amenities, well-regarded schools, parks, and excellent transport links via Bruce Grove and Seven Sisters stations, this is a fantastic opportunity for both homeowners and investors alike.