



 **3**
Bedrooms

 **2**
Bathrooms



3 Bedrooms | 2 Reception Rooms | 2 Bathrooms | Short walk to Bruce Grove & White Hart Lane Stations | Basement | Private rear garden | Local schools, shops and amenities...

A charming three-bedroom Victorian terraced home with basement, ideally located on the ever-popular Newlyn Road, Tottenham N17.

Offering over 1,180 sq. ft of living space, this spacious property benefits from two generous reception rooms, a large kitchen/diner, and a basement for storage. The first floor comprises three well-proportioned bedrooms and a family bathroom. Externally, the property boasts a private rear garden, perfect for entertaining and family use.

The home retains its original Victorian character whilst offering fantastic potential for modernisation and further value-add improvements such as conversion or extensions (STPP), making it an ideal purchase for both families and investors alike.

Location:

Newlyn Road is perfectly positioned within a short walk of Bruce Grove Overground Station and White Hart Lane Station, providing direct access to London Liverpool Street and convenient connections to the Victoria Line at Seven Sisters. Tottenham High Road is moments away with its excellent selection of shops, restaurants, and cafés, while Bruce Castle Park is just a short stroll, offering beautiful green spaces steeped in history.

The area is also well-served by local schools, including Lancasterian Primary, and benefits from numerous bus routes and easy access to Tottenham Hale and Turnpike Lane stations, making travel across London quick and efficient. Residents also enjoy the vibrant local community with regular events such as the Tottenham Green Market.

Other Information...

Tenure: Freehold

Parking Arrangements: Street parking (permit)

Vendors position: Has found

Council Tax Band: D (£2,313.78 p/yr)

Local Authority: Haringey

Location of Boiler: Kitchen

Utilities

Water: Mains water connected to the property.

Electricity: Property connected to mains electricity

Drainage: Mains & Surface water drainage connected to the property

Heating: Mains gas central heating

Windows: Double glazing

Mobile coverage: All networks available at this address

Broadband: Up to 1800 Mbps



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 24 Newlyn Road, N17 6RX

