



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Lordsmead Road, London, N17

## Guide Price £550,000



1315 sqft and larger than the average terraced period house, this chain free property offers tremendous potential and is perfectly positioned close to the twenty acre Lordship Recreation Ground and the historic Bruce Castle Museum.

This spacious three double bedroom home presents an excellent opportunity for buyers seeking a property with character and room to grow. Full of charming period features, including high ceilings and generous proportions, it provides a solid foundation for anyone wishing to update, restore or modernise to their own taste. Well suited to families or those looking for additional space, it offers a rare chance to create a truly personalised home.

The ground floor benefits from a naturally bright layout, with clear potential to reconfigure or extend, subject to usual consents, to further enhance the living and entertaining areas.

All three double bedrooms offer ample space, making the property particularly versatile for modern living. While updating is required, the strong structure and original detailing mean the finished result will be both rewarding and full of character.

Outside, the west facing garden enjoys afternoon and evening sunlight, making it ideal for outdoor dining, relaxation or future landscaping projects.

Superbly located close to Lordship Recreation Ground and Bruce Castle Park, offering access to wonderful green spaces, community facilities and good transport links. This is an exciting opportunity to secure a period home in a well connected and increasingly sought after part of North London.

Agent notes:

We understand probate has been applied for.

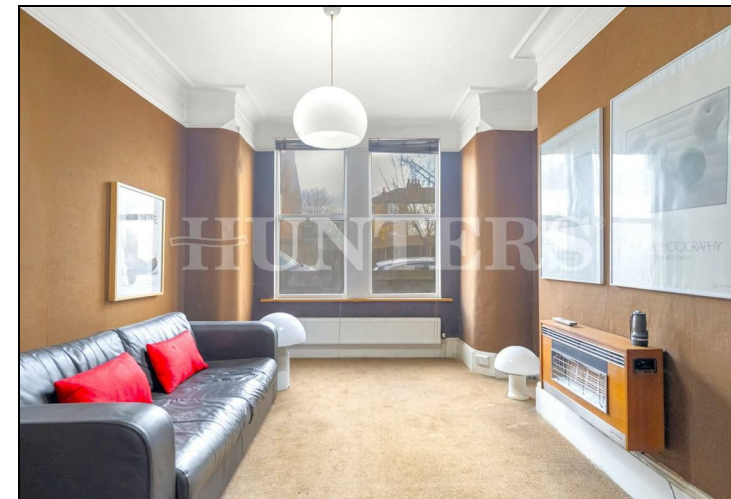
An EPC is scheduled for 24 December 2025, arranged by the seller.



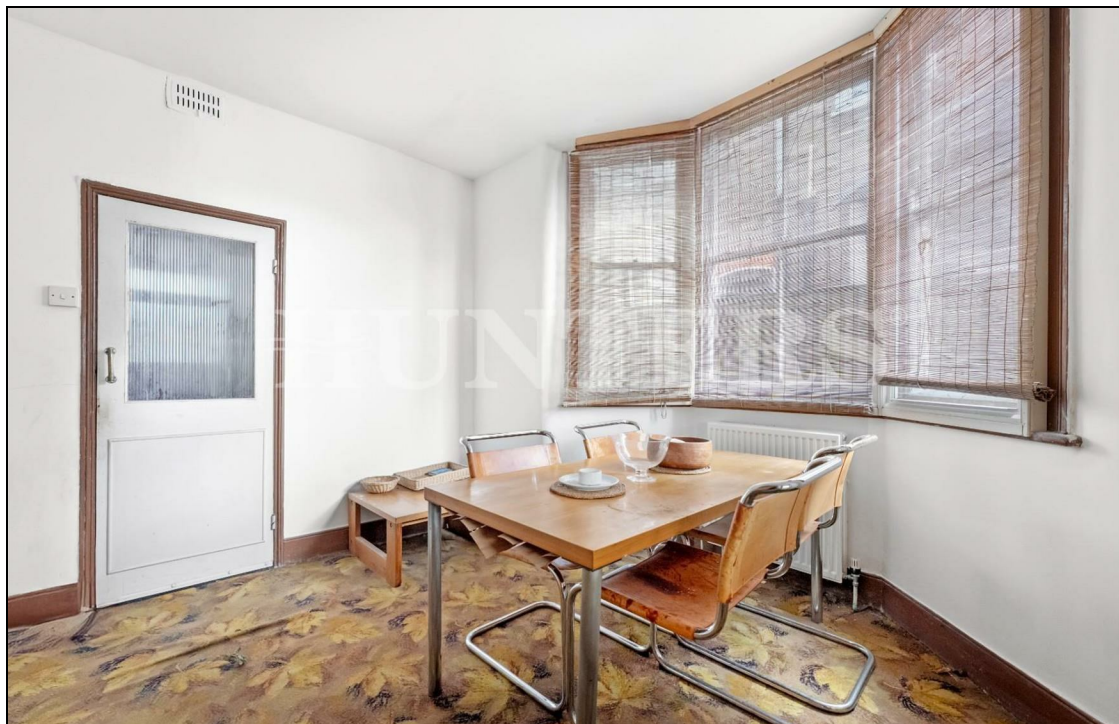
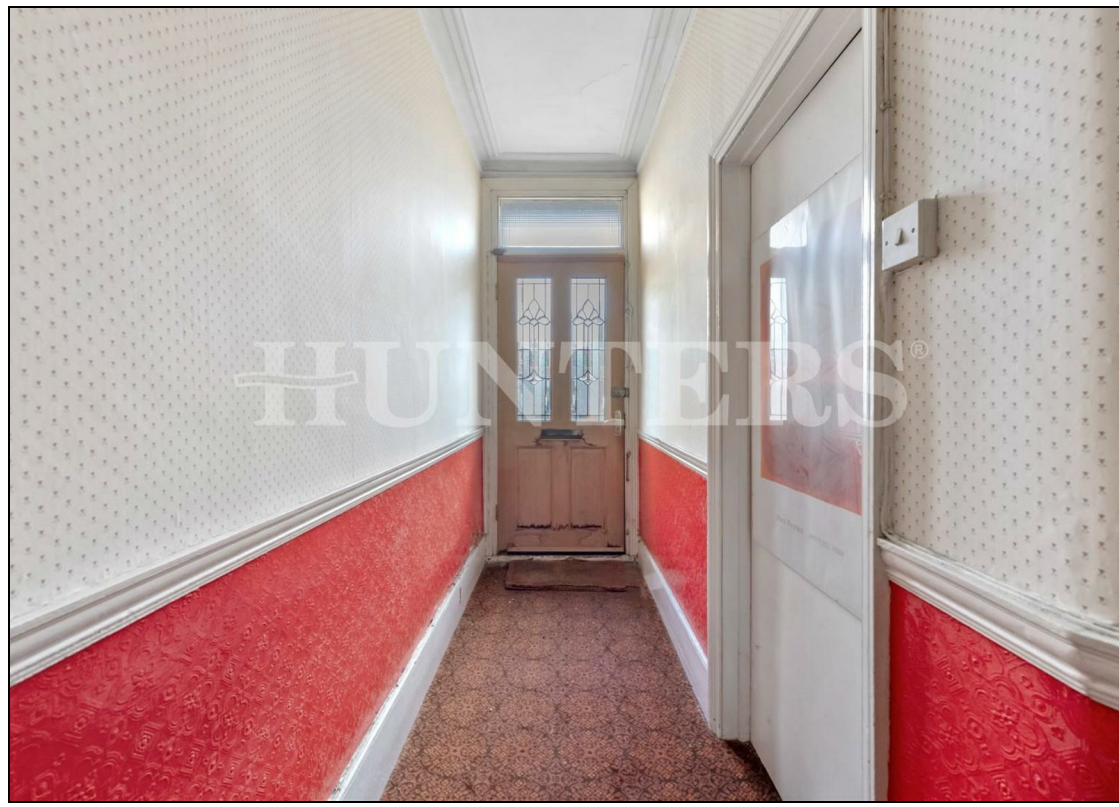


## KEY FEATURES

- Three double bedrooms
- West facing garden
- Period property
- Lordship Recreation Ground
- Bruce Grove Overground Station, Seven Sisters Underground/Overground Station
- Council tax band B
- EPC - TBC
- Chain free







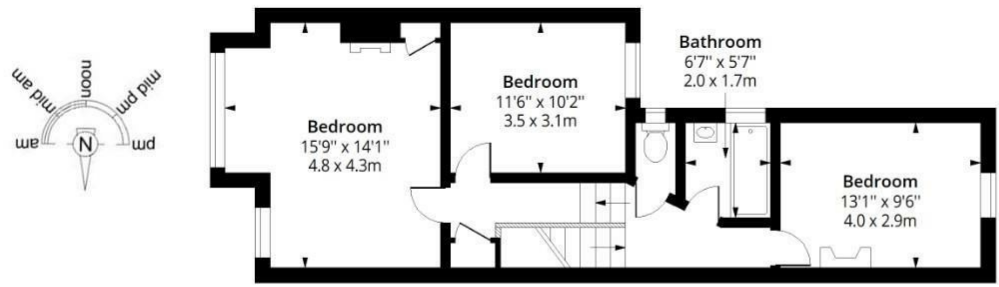






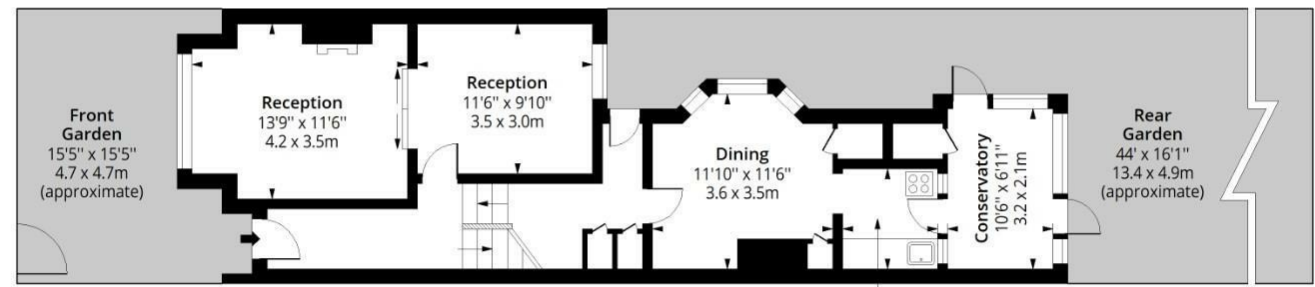
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Approximate Gross Internal Area = 1315 Sq Ft - 122.17 Sq M



## First Floor

Floor Area 620 Sq Ft - 57.60 Sq M

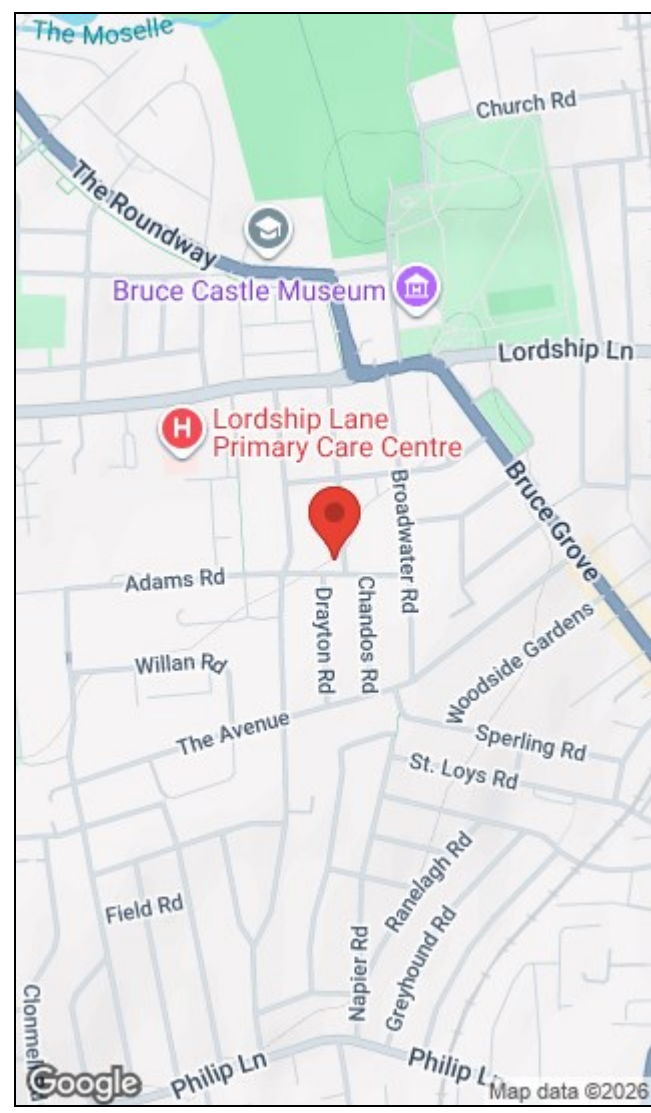


## Ground Floor

Floor Area 695 Sq Ft - 64.57 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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