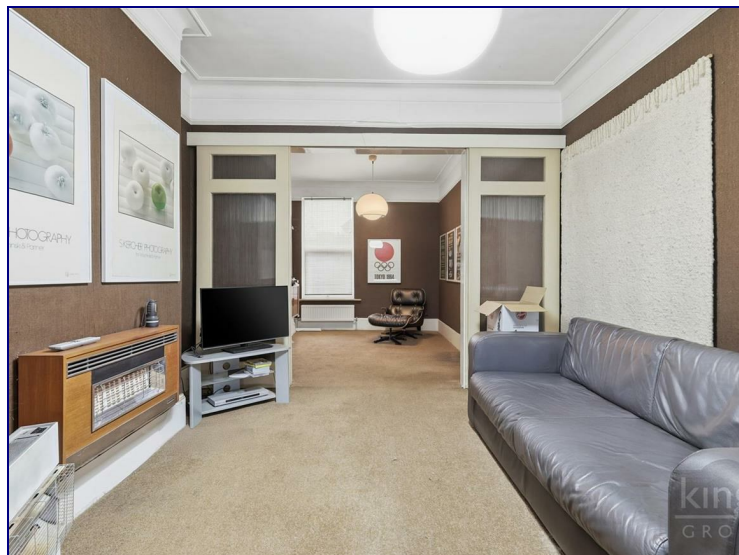


Lordsmead Road, London, N17 6EY



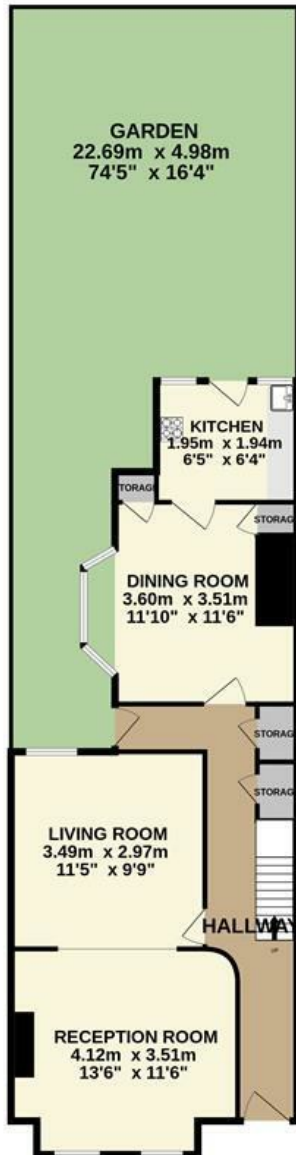
£550,000

Kings Group are delighted to offer this three-bedroom Victorian period house, requiring modernisation throughout, ideally located in the heart of the sought-after Bruce Grove area of Tottenham. The property features a bright and spacious through lounge, complemented by a separate and generously sized dining room that leads into a fitted kitchen with access to a private rear garden—ideal for family living and entertaining.

Upstairs, the first floor comprises three well-proportioned double bedrooms, a two-piece family bathroom suite, and a separate WC. The property also offers excellent potential to extend, subject to planning permission, making it an attractive opportunity for both families and investors alike.

Positioned in the popular Downhills Park area, the home benefits from the ongoing regeneration of Tottenham. Bruce Grove Primary School is within easy walking distance, while excellent transport links and bus routes provide convenient access to surrounding areas and Central London. The historic Bruce Castle Museum and Park are just moments away, along with an array of local shops, amenities, and schools.





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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	