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Handsworth Road, London, N17

Guide Price £425,000

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Situated on the sought after, tree lined Handsworth Road, N17, just off Philip Lane, this attractive first floor Victorian conversion offers approximately 684 sq ft of living space and would make an ideal first home for a buyer looking to get onto the property ladder.

The property comprises two double bedrooms, a welcoming reception room featuring an original fireplace, a fitted kitchen and a modern bathroom suite. The windows are a mix of double glazed sash windows and original sash windows, retaining the property's period charm.

Further benefits include share of freehold, gas central heating with the boiler recently serviced, and the property being offered chain free.

Ideally positioned for local amenities, Philip Lane, N15, is nearby and offers a selection of independent cafés, eateries, convenience stores and everyday essentials.

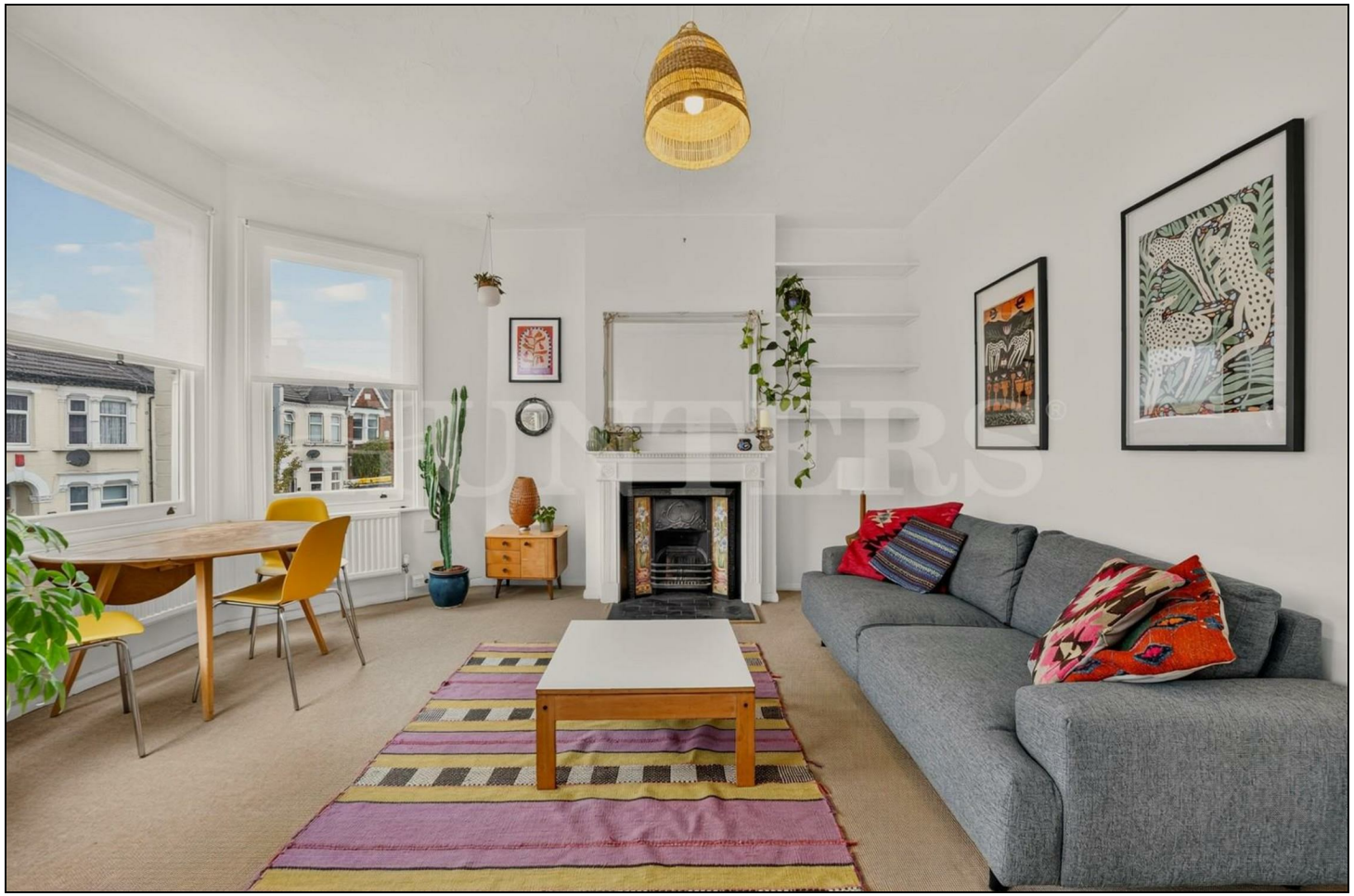
For those who enjoy the outdoors, the award winning 12 acre Downhills Park and the impressive 20 acre Lordship Recreation Ground are both within a short walk. These popular green spaces offer plenty of opportunities for walking, exercise, leisure activities and enjoying the outdoors.

The area is well served by local bus routes, providing connections across Tottenham and the surrounding areas, including Wood Green and Tottenham Hale. Seven Sisters station offers access to the Victoria line and London Overground, while Bruce Grove and South Tottenham provide further rail connections. Turnpike Lane station, served by the Piccadilly line, is another option for commuters.

Combining generous living space, attractive Victorian features and a convenient North London location, this chain free property presents an excellent opportunity for first time buyers seeking a characterful home with local amenities, green spaces and transport links close at hand.

Council Tax Band: C

EPC Rating: C



KEY FEATURES

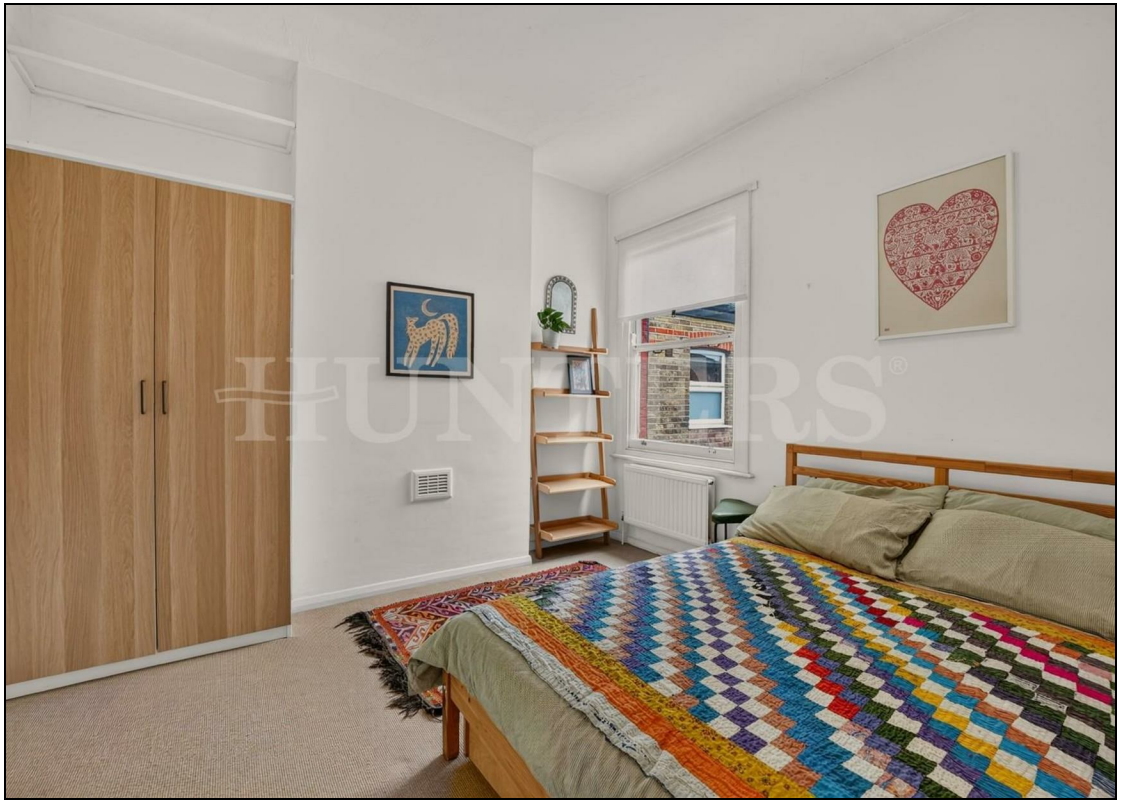
- Chain Free and Sahre of Freehold
- Two Double Bedrooms
- 684 Sq Ft Of Living Space
- Attractive Victorian Features
- Original Fireplace
- Moments From Downhills Park
- Close To Cafés, Shops And Transport Links









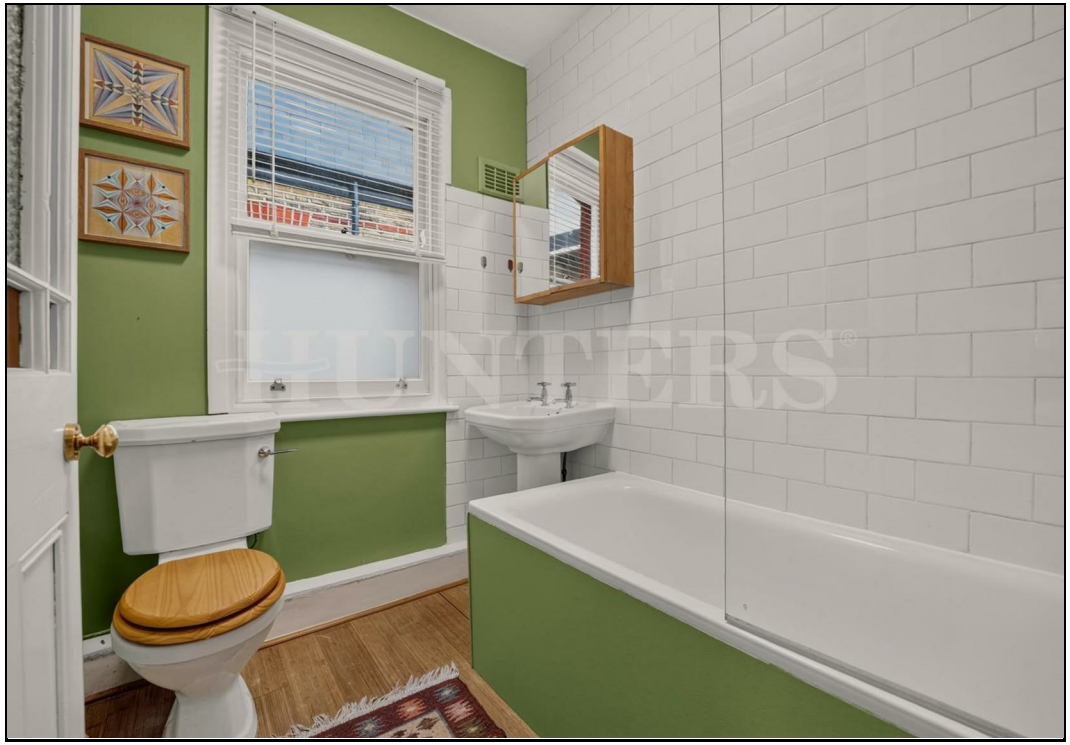





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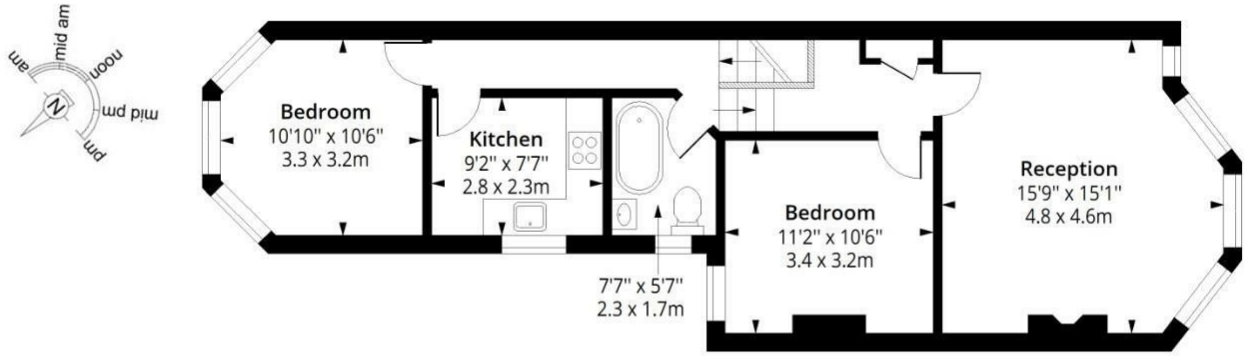






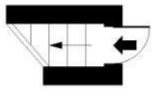
Handsworth Road N17

Approximate Gross Internal Area = 684 Sq Ft - 63.54 Sq M



First Floor

Floor Area 674 Sq Ft - 62.61 Sq M



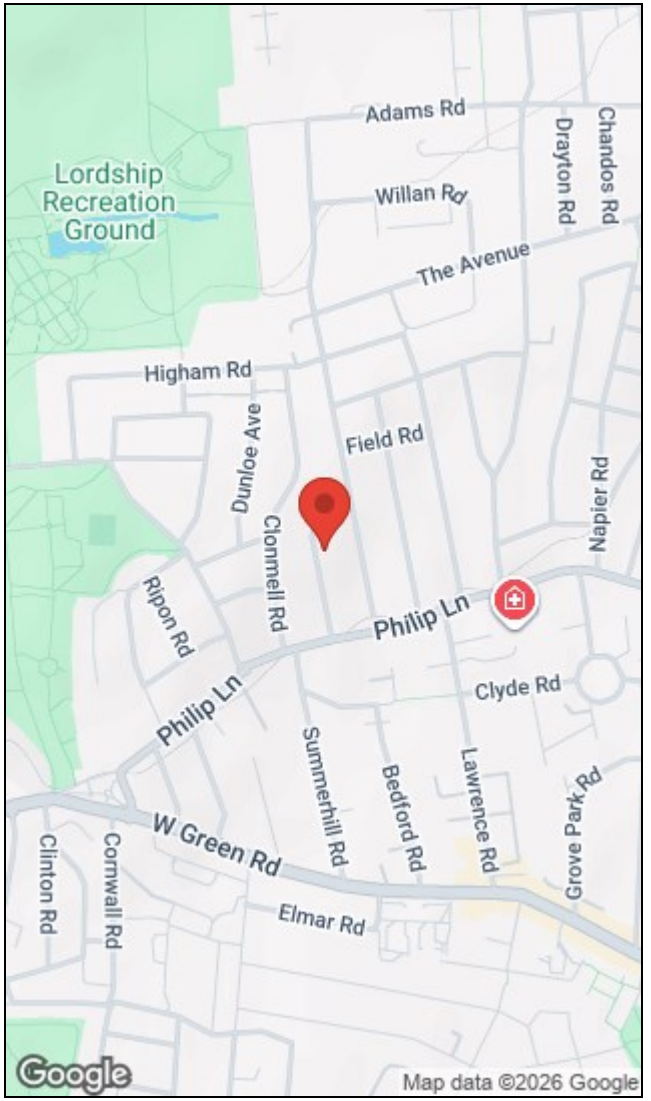
Ground Floor Entrance

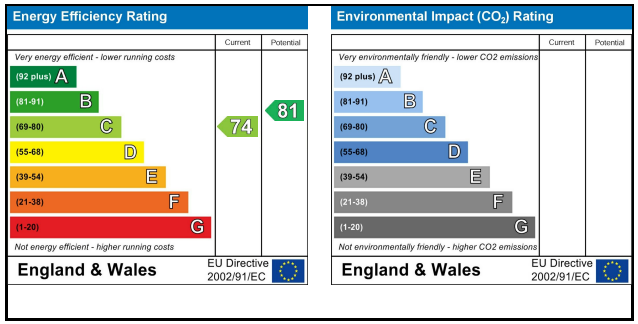
Floor Area 10 Sq Ft - 0.93 Sq M

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RICS Certified Property Measurer

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.





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The Property Ombudsman

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