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C

# Wateville Road, London, N17

## Asking Price £560,000



Set within the highly sought after Tower Gardens Estate, this charming three bedroom family home offers a perfect blend of period character and modern living. Beautifully arranged across three floors, the property has been thoughtfully extended to provide generous and versatile accommodation ideal for families and professionals alike. The exterior retains the distinctive charm of the conservation area, while the interiors offer bright, contemporary spaces ready to move straight into.

On the ground floor, a spacious open plan reception and dining area creates a warm and inviting heart to the home, perfect for entertaining or relaxing with family. Large windows flood the space with natural light, and the seamless flow through to the modern kitchen ensures both functionality and style. From here, doors open out to a well maintained rear garden, ideal for relaxing and dining, while a neatly presented front garden enhances the home's kerb appeal.

The upper floors host three well proportioned bedrooms, including a stunning primary suite in the loft extension. This tranquil top floor retreat boasts excellent proportions, ample storage, and plenty of natural light, offering a peaceful escape at the end of the day. Located within walking distance of local amenities, transport links, and green open spaces, this delightful home combines comfort, convenience, and character in one of North London's most desirable neighbourhoods.

Council tax - C  
EPC - C





## KEY FEATURES

- Three bedrooms
  - Loft room
  - Open planned
- Conservation area
- West facing rear
- Tower garden park, Lordship recreational ground and Bruce castle park and Museum
  - EPC - C
  - Council tax - C







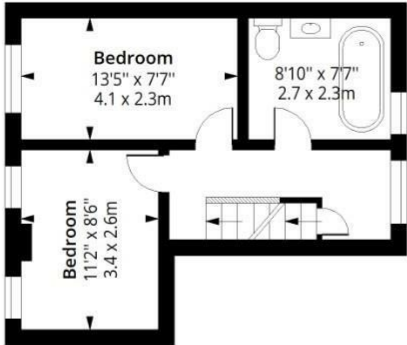
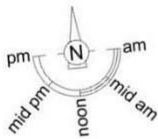






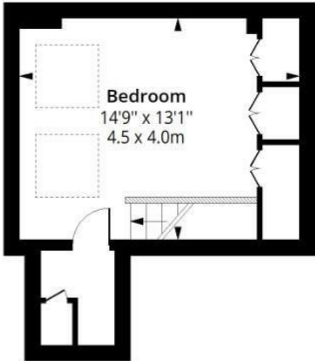
33 Wateville Road, N17

Approximate Gross Internal Area = 1102 Sq Ft - 102.38 Sq M



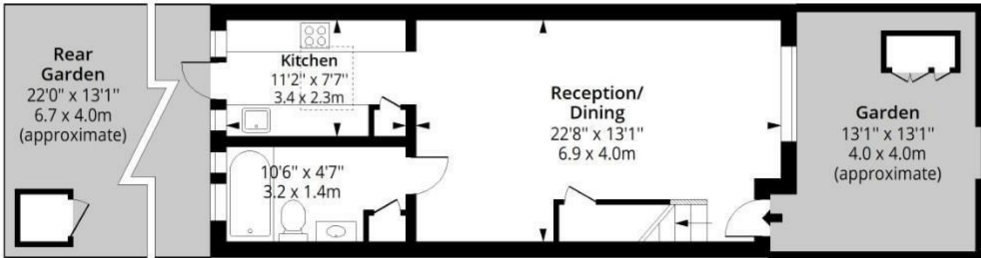
First Floor

Floor Area 270 Sq Ft - 25.08 Sq M



Second Floor

Floor Area 364 Sq Ft - 33.82 Sq M

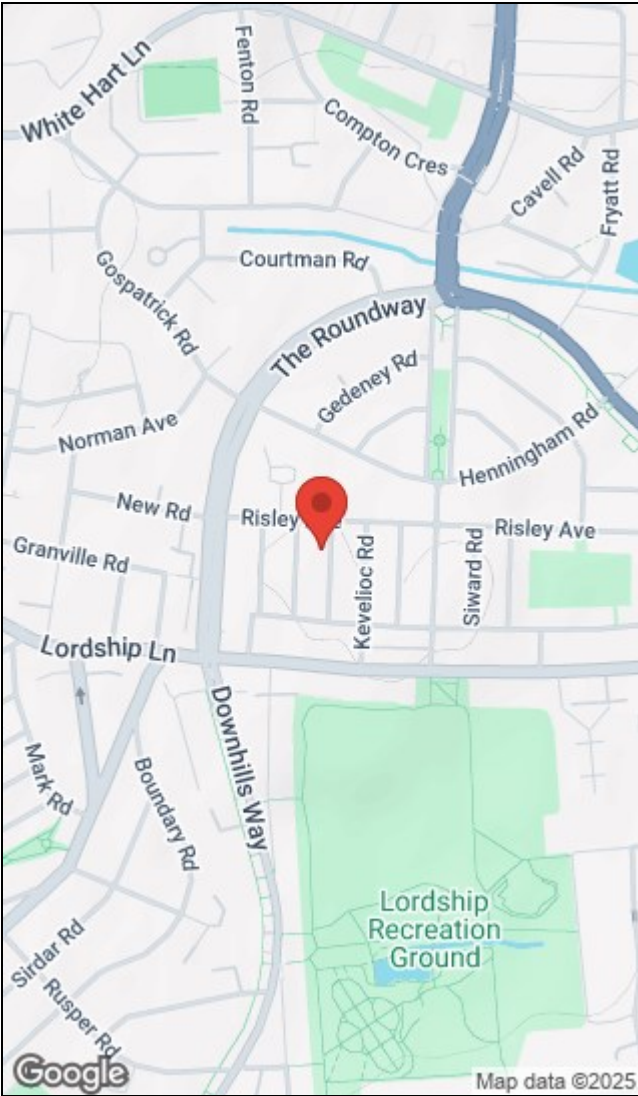


Ground Floor

Floor Area 468 Sq Ft - 43.48 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		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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