

Trulock Road, London, N17 0PH



£500,000

Kings Group are delighted to present this spacious three-bedroom Victorian home, offered chain free and requiring modernisation throughout — an ideal opportunity for families or investors alike. This well-proportioned property boasts two bright and airy reception rooms on the ground floor, a separate fitted kitchen, and a private rear garden — perfect for outdoor entertaining or creating your own tranquil retreat. Upstairs, the first floor offers three generously sized double bedrooms and a three-piece family bathroom suite, providing ample space for comfortable family living. While the property is in need of updating, it offers fantastic potential to renovate and personalise, making it a great project in an increasingly sought-after location.

Ideally located in the heart of a major regeneration zone, this property is just a short walk from White Hart Lane Station, offering direct rail links to Liverpool Street and excellent bus connections to surrounding areas. Tottenham Hale Station — with access to the Victoria Line and Stansted Express — is also just minutes away by train or bus, providing fast and convenient connections to Central London and beyond. The property is within close proximity to local schools, amenities, and a growing selection of restaurants and cafés. The area is undergoing significant transformation, with new shops, independent delis, and commercial spaces being developed around the Tottenham Hotspur Stadium. Further growth is anticipated through the High Road West regeneration project, which includes plans for a new public square, retail outlets, and dining spaces — all aimed at creating jobs, boosting the local economy, and enhancing community life.





TOTAL FLOOR AREA : 91.0 sq.m. (980 sq.ft.) approx.

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	