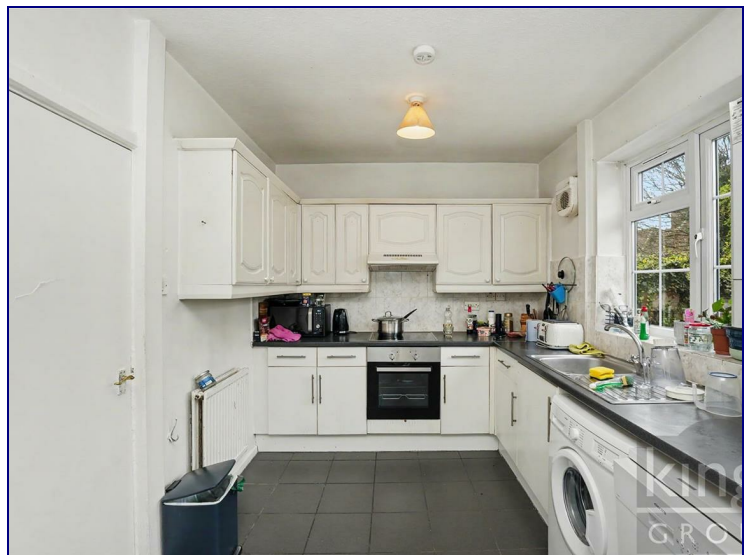
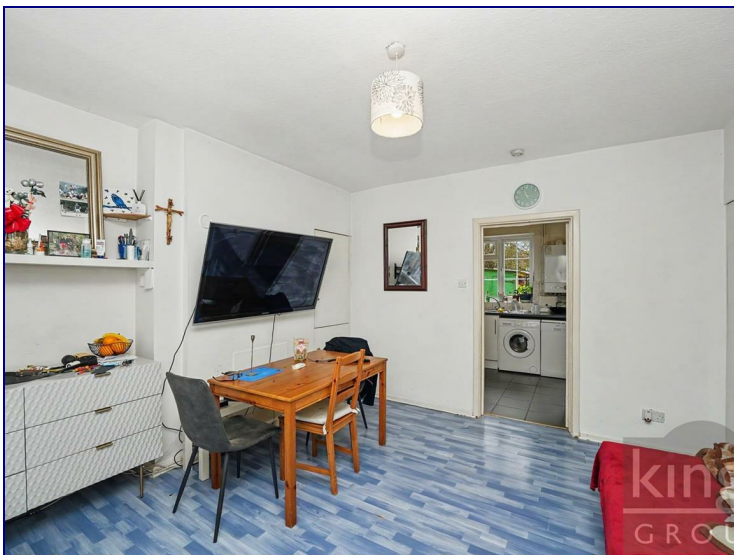


Rowland Hill Avenue, London, N17 7LU



£475,000

Kings Group are delighted to present this charming two-bedroom period property, ideally situated on the borders of Haringey. Boasting excellent transport links and convenient access to the A10, the property also benefits from a private driveway with space for multiple vehicles.

In need of modernisation throughout, this home offers fantastic potential and features a spacious reception room, a fitted kitchen, and a generously sized rear garden. The first floor comprises two well-proportioned double bedrooms and a three-piece family bathroom suite. This property represents an excellent opportunity for both families and investors alike.

Set on a quiet residential road, the home is just moments from Wood Green, offering a wide range of local amenities, schools, and restaurants. The area is well-connected to surrounding locations and Central London, further enhanced by ongoing station improvements and the continued development associated with Tottenham Hotspur Football Club.





Ground Floor

First Floor

Rowland Hill Avenue

Approximate Gross Internal Floor Area : 64.30 sq m / 692.11 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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 (CO ₂) 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		



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