Seymour Avenue, London, N17 9EB

£535,000

Kings Group are delighted to present this three-bedroom 1930s period property, available chain free, offering an exciting opportunity for modernisation and further development. Located in the heart of Tottenham, this spacious home retains its original charm and presents excellent potential for families or investors alike. The ground floor features two generously sized, light-filled reception rooms and a fitted kitchen, all leading out to a private rear garden—ideal for entertaining or creating a peaceful outdoor retreat. The first floor offers two well-proportioned double bedrooms and a three-piece family bathroom suite. The second floor comprises a large third double bedroom, providing flexible living space that could be used as a principal bedroom, guest room, or home office.

Perfectly positioned, the home is just a short walk from both Bruce Grove (Overground) and Tottenham Hale (Underground & Overground), with fast and frequent services into Central London. Mulberry Primary School is only minutes away, and the area benefits from ongoing regeneration, further enhancing its desirability. A range of local shops, amenities, schools, and excellent transport links are all within easy reach.

Don't miss this great opportunity to invest or settle into a growing and vibrant community.

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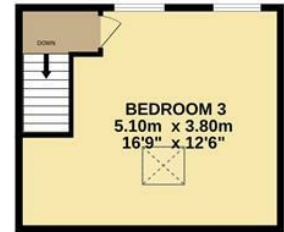Don't miss this great opportunity to invest or settle into a growing and vibrant community.

GARDEN

KITCHEN
2.79m x 2.67m
9'2" x 8'9"

STORAGE

RECEPTION ROOM 2
3.41m x 3.38m
11'2" x 11'1"

HALLWAY

HALLWAY

RECEPTION ROOM 1
4.18m x 3.28m
13'9" x 10'9"

UP

BATHROOM

DOWN

BEDROOM 2
3.46m x 2.62m
11'4" x 8'7"

UP

STORAGE

MASTER BEDROOM
4.31m x 3.43m
14'2" x 11'3"

DOWN

BEDROOM 3
5.10m x 3.80m
16'9" x 12'6"

TOTAL FLOOR AREA : 92.0 sq.m. (990 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 (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO2 emissions		

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The Property Ombudsman