



**40 Minster Walk,
Tottenham**

£575,000 Freehold



40 Minster Walk, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Four Bedroom House
- Front & Rear Garden
- Terrace
- Chain Free
- In Need Of Modernisation Throughout
- Set Over Three Floors
- Storage Space Throughout
- Excellent Location
- 0.6 Miles To Hornsey Overground Station
- EPC Rating : D

In need of full refurbishment and modernisation, this property is ideal for those with vision and creativity, looking to design and style a home to their own taste in one of London's most charming neighbourhoods.

This is a rare opportunity to secure a substantial freehold property with outdoor space in Muswell Hill. Contact Kings Group today to arrange your viewing.

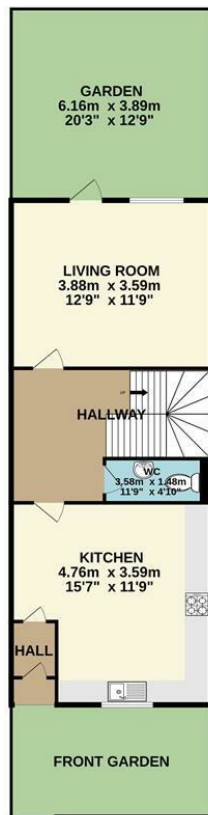
Council Tax Band D
Construction Type - Brick
Flood Risk - Rivers & Seas: Very Low, Surface Water:
Very Low

Kings Group are delighted to present this spacious four-bedroom family home, arranged over three floors and located on a sought-after residential street in the heart of Muswell Hill, N8. Offering generous living accommodation and superb outdoor space, this property represents an exciting opportunity for buyers looking to create a bespoke family home through refurbishment and modernisation.

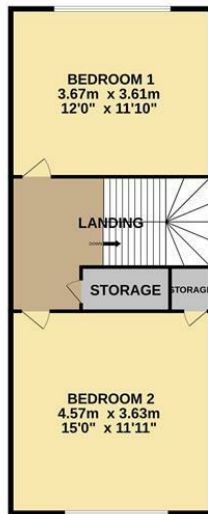
The house boasts four well-proportioned bedrooms, including one with access to a private terrace, ideal for enjoying peaceful outdoor moments. There are both front and rear gardens, offering excellent potential for landscaping or further development, subject to planning permission. Spread across three floors, the property offers ample internal space and a flexible layout that can be reimagined to suit a wide range of needs.

Set in a desirable North London location, the home is perfectly positioned close to the vibrant amenities of Muswell Hill, well-regarded local schools, and excellent transport links providing easy access to Central London. The surrounding area is known for its green open spaces, family-friendly atmosphere, and strong community feel.

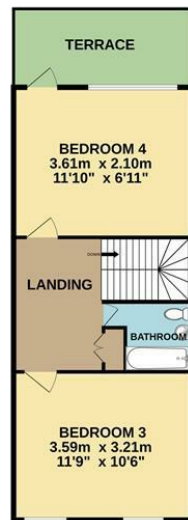
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 117.0 sq.m. (1259 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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