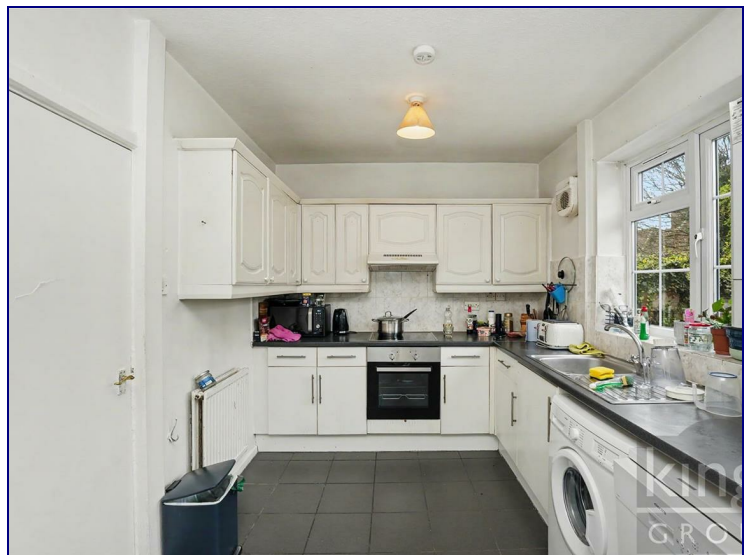
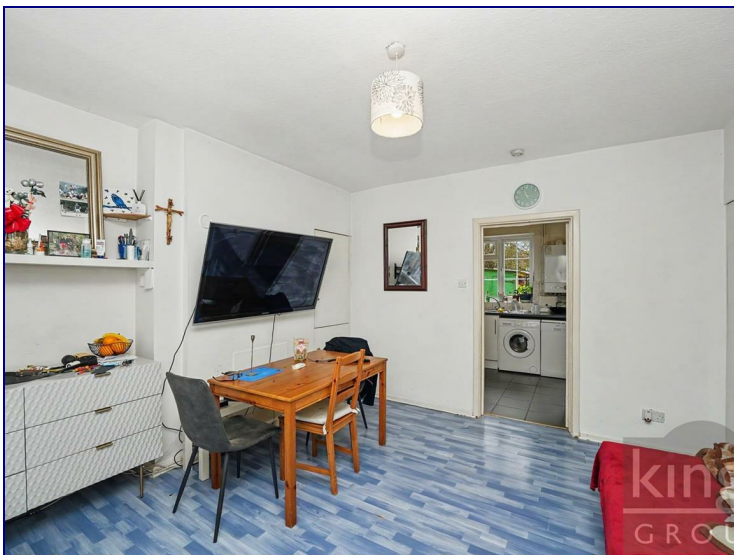


**Rowland Hill Avenue, London, N17 7LU**



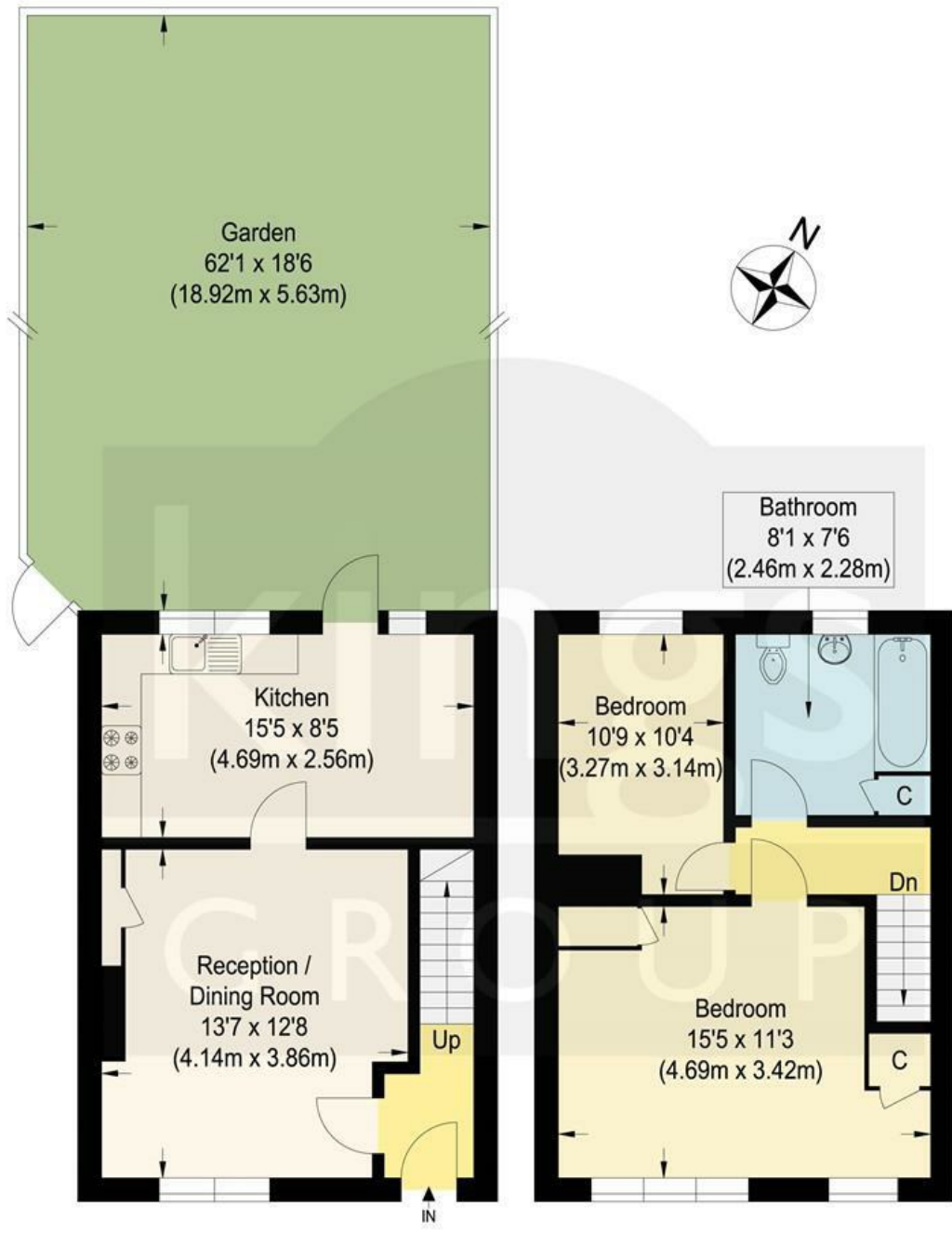
**£480,000**

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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