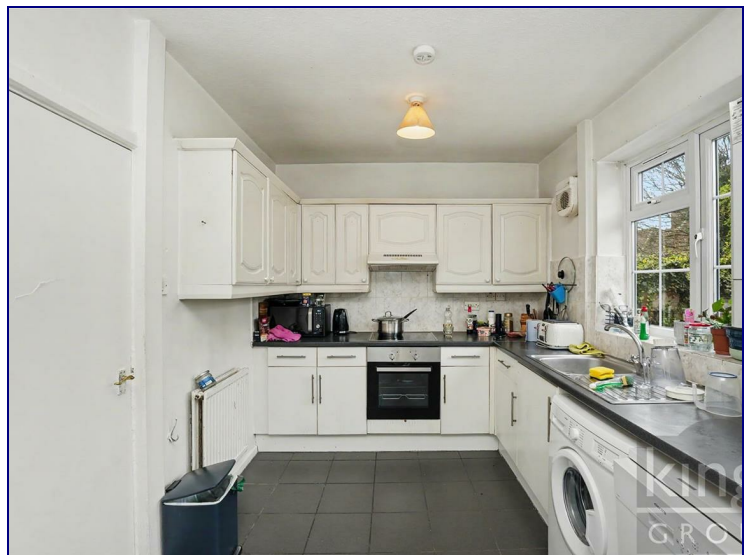
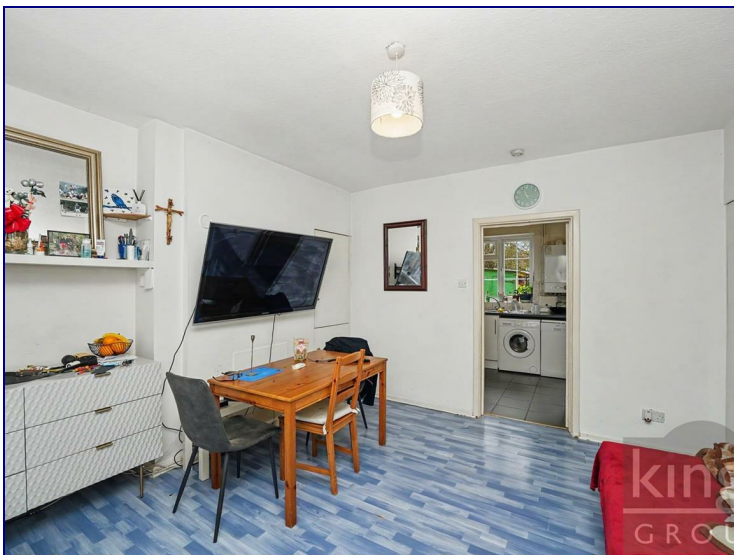


## Rowland Hill Avenue, London, N17 7LU



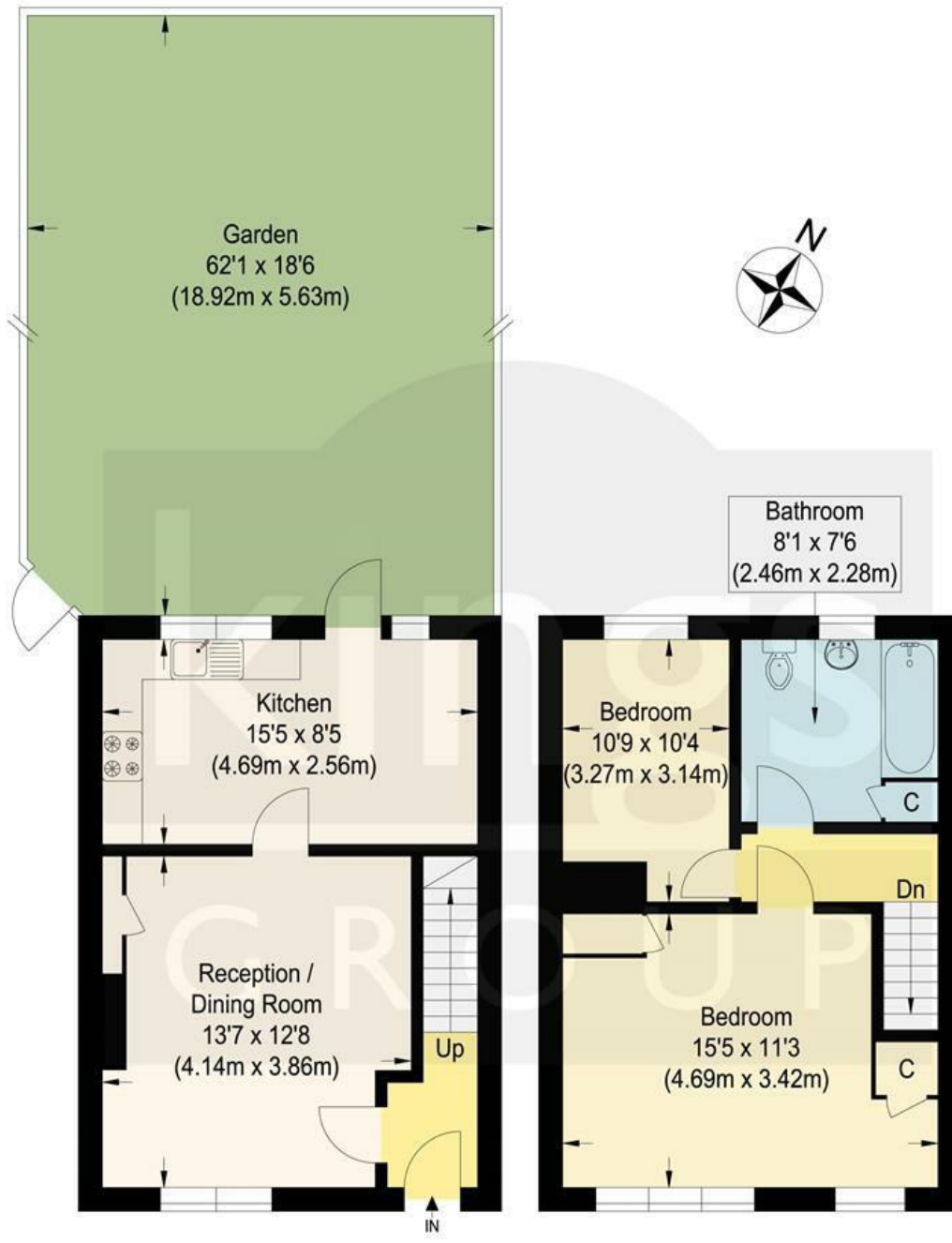
**£480,000**

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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