



www.kings-group.net

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Shelbourne Road, London, N17 9YA
£450,000

Kings Group are delighted to present this charming Victorian three-bedroom end-of-terrace home, ideally situated just minutes from Northumberland Park Overground Station. This spacious property offers excellent potential and is perfect for buyers looking to modernise a home to their own taste. The ground floor features a generous through-lounge, a fitted kitchen with ample dining space, a guest W/C, and a large private rear garden with convenient side access. Upstairs, you'll find three well-proportioned double bedrooms and a modernisable three-piece family bathroom. Additional benefits include ample storage throughout. This property is an excellent opportunity for families or investors alike, offering scope for improvement and strong potential in a highly sought-after location.

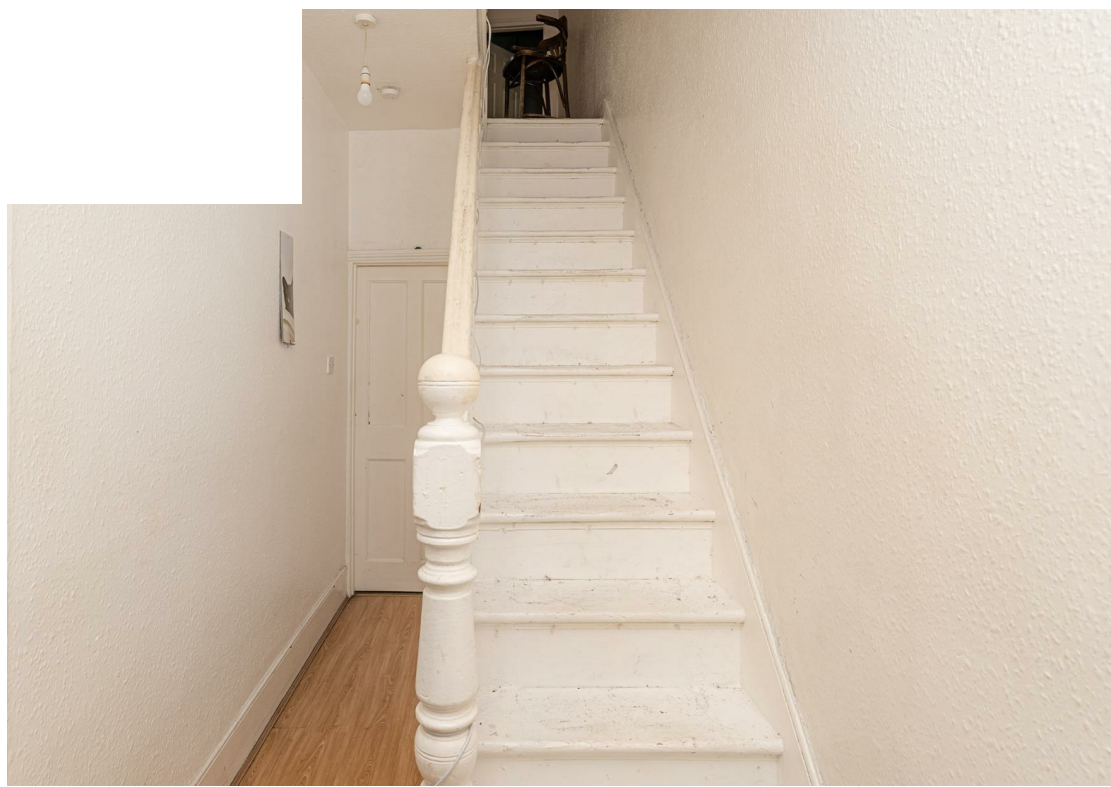
Located in the heart of Tottenham, the property is minutes away from Northumberland Park Station (overground) and a short distance away from Tottenham Hale (underground and overground). It benefits from the regeneration currently taking place in the area. Harris Primary School is minutes away and the excellent bus and transport links provide easy access to the surrounding areas and Central London. The property is moments away from local shops, amenities and schools, and would be a great chance for anyone looking to move or invest into the area.

A short walking away is the picturesque River Lea and nearby Markfield Recreational Ground offering plenty of open space. A stroll down the River Lea brings you to Springfield Park, a local nature reserve providing a tranquil environment. For evening entertainment nearby Stoke Newington or Tottenham Hale benefits from a wide array of restaurants, pubs, bars, cafes, you will find something to cater for every taste and occasion.



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	53	
(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		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		





TOTAL FLOOR AREA : 91.0 sq.m. (980 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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