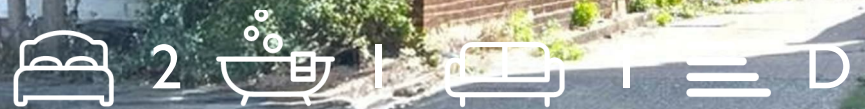




HUNTERS®

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HERE TO GET *you* THERE



Shelbourne Road, London, N17

Asking Price £335,000



Located on Shelbourne Road in N17, this well presented ground floor garden flat offers a good blend of comfort, convenience, and outdoor space. Boasting two generously sized double bedrooms, and well sized reception the property is ideal for professionals, small families, or those looking to downsize without compromising on space.

The heart of the home is a bright and airy living room that flows seamlessly into a separate, presentable kitchen equipped with good storage and workspace. Both bedrooms are well proportioned and the bathroom is finished to a good standard with neutral tiling and a full sized bath. Ready to move into, the property also offers gas central heating and double glazing for year round comfort.

One of the standout features is the private rear garden - a rare find in this area for a purpose built flat, along with a sole use single garage for added storage space. Located just moments from local amenities, schools, and excellent transport links including Northumberland Park Station and Tottenham Hale and several bus routes, this flat offers both tranquillity and connectivity. A superb opportunity for buyers seeking a stylish, low maintenance home with its own outdoor haven in North London.

Ground rent - £100 pa

Lease length - 71 years (Lease renewal quote acquired)

EPC Rating: D

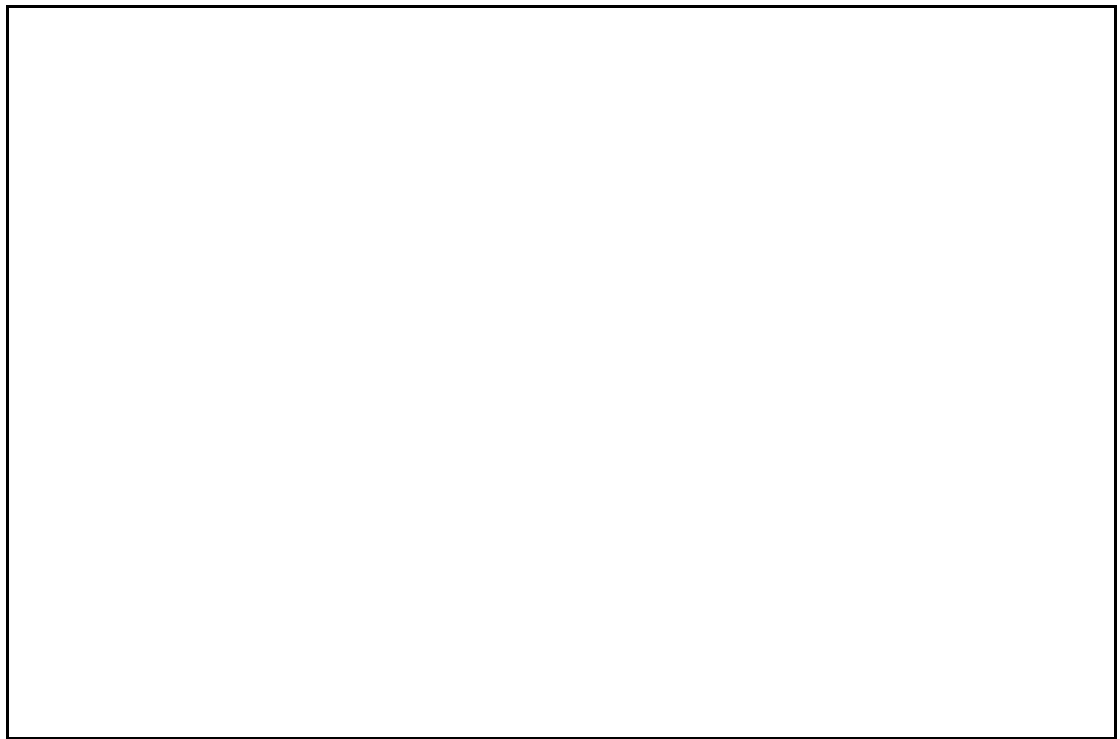
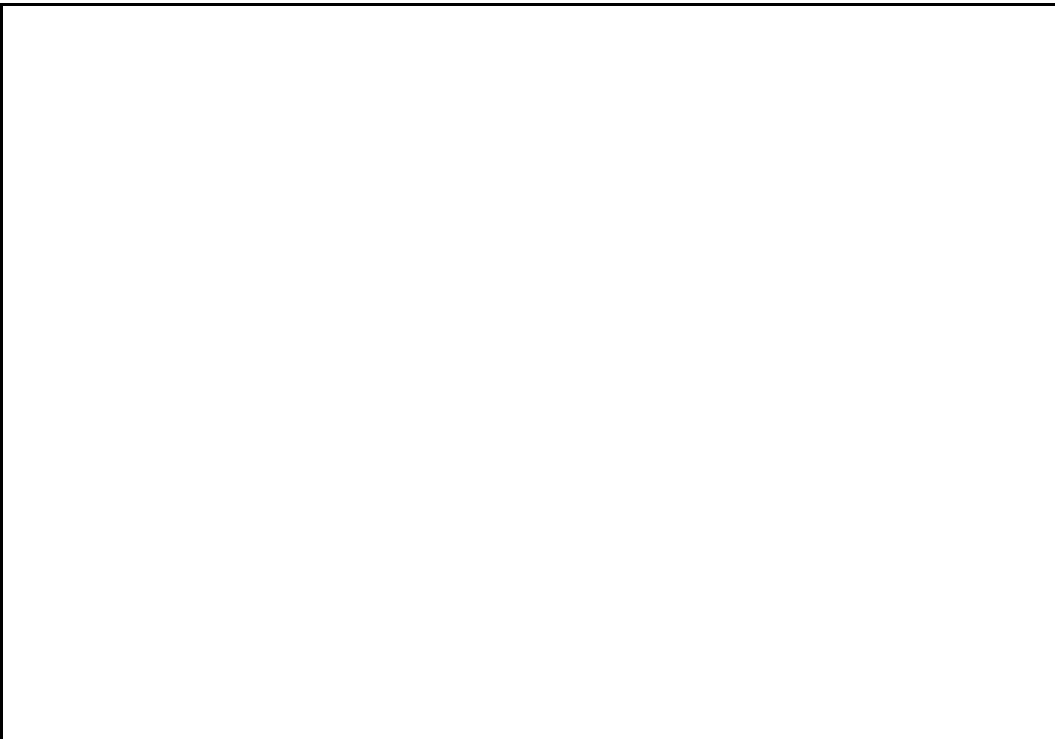
Council Tax Band: C

KEY FEATURES

- Chain free
- Close to train stations (Tottenham Hale/
Northumberland Park)
- Well presented
- Good sized bedrooms
- Private rear garden
- Sole use private garage
- Lease renewal quote acquired
- Gas central heating
- Council tax band - C
- EPC - C

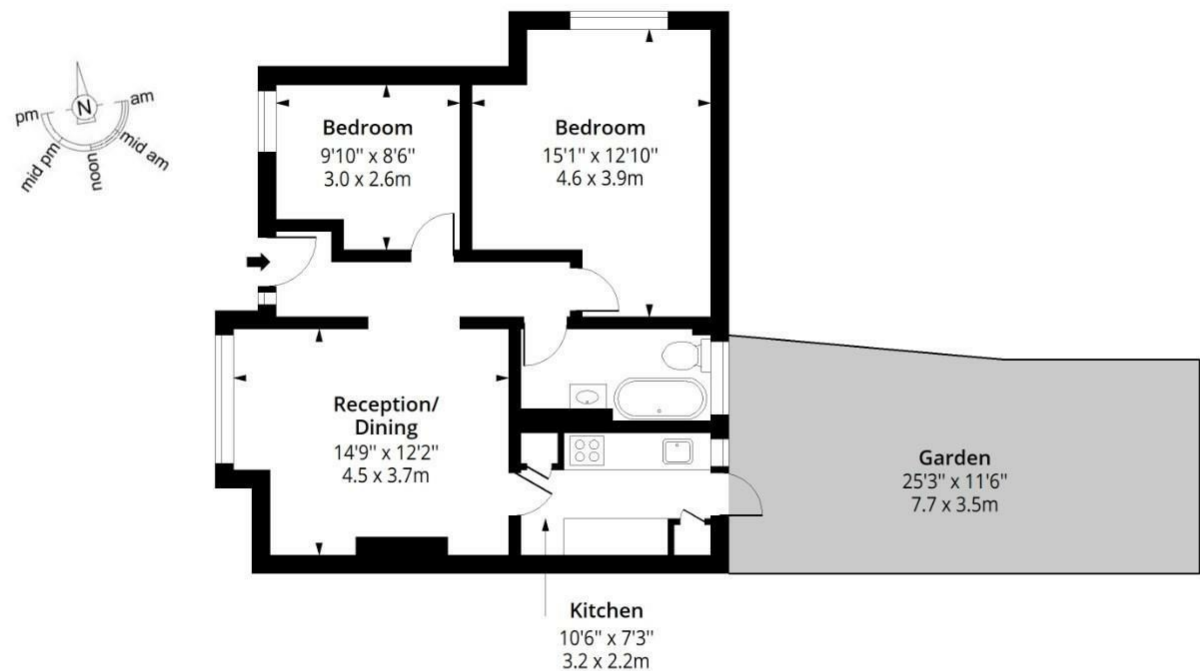




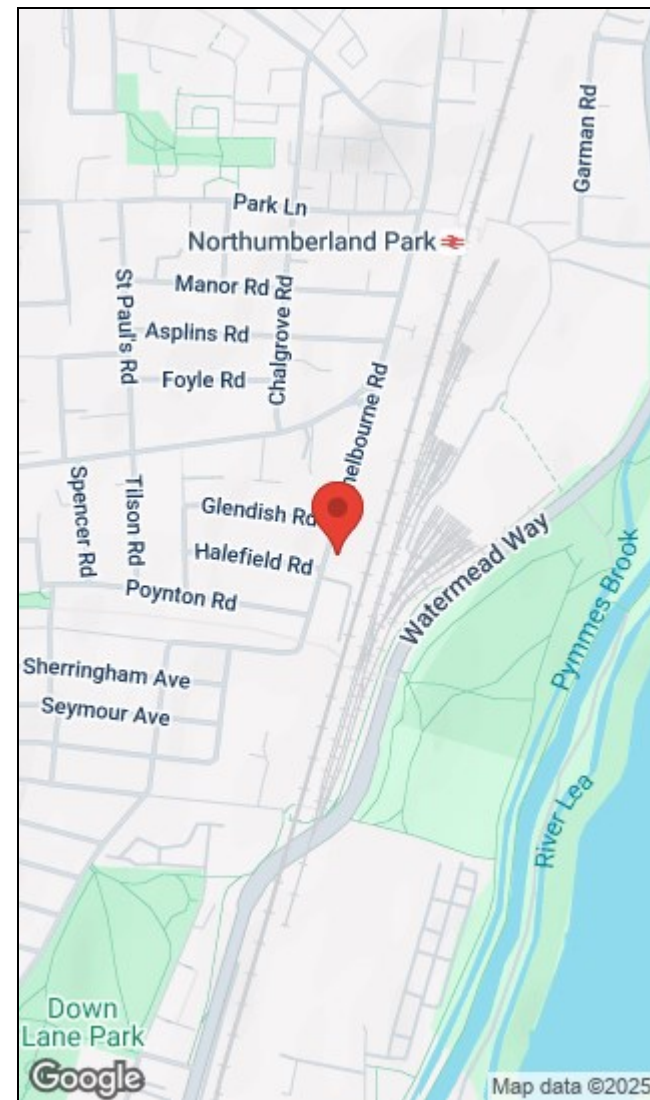


Shelbourne Road, N17

Approximate Gross Internal Area = 636 Sq Ft - 59.08 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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