



**HUNTERS®**  
HERE TO GET *you* THERE



# Rothbury Walk, London, N17

Asking Price £190,000



Located in the heart of N17, this one bedroom flat offers a fantastic opportunity for those looking to put their own stamp on a property. In need of modernisation throughout, the flat presents a blank canvas with excellent potential for refurbishment. The property comprises a generously sized double bedroom, a separate kitchen, and a spacious living area with plenty of natural light.

Just moments from Northumberland Park Station, this flat is ideally situated for commuters, with easy access to Liverpool Street and central London via the Overground and forthcoming Crossrail developments in the area. The local area continues to benefit from regeneration, making this a promising investment opportunity. Tottenham Hale and the amenities of Bruce Grove are also within easy reach, offering a mix of shops, cafes, and leisure facilities.

Whether you're a first time buyer keen to get on the property ladder or a buy to let investor looking for strong rental potential, this property has the location and scope to deliver. With some vision and investment, this flat could be transformed into a smart and comfortable home in one of North London's most up and coming postcodes.

Early viewing is recommended.

Council tax band B

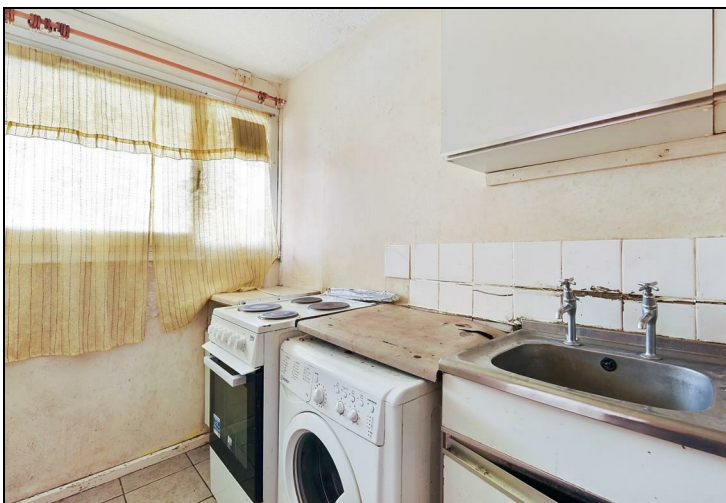
Service charge £1812

Lease: 101 years remaining

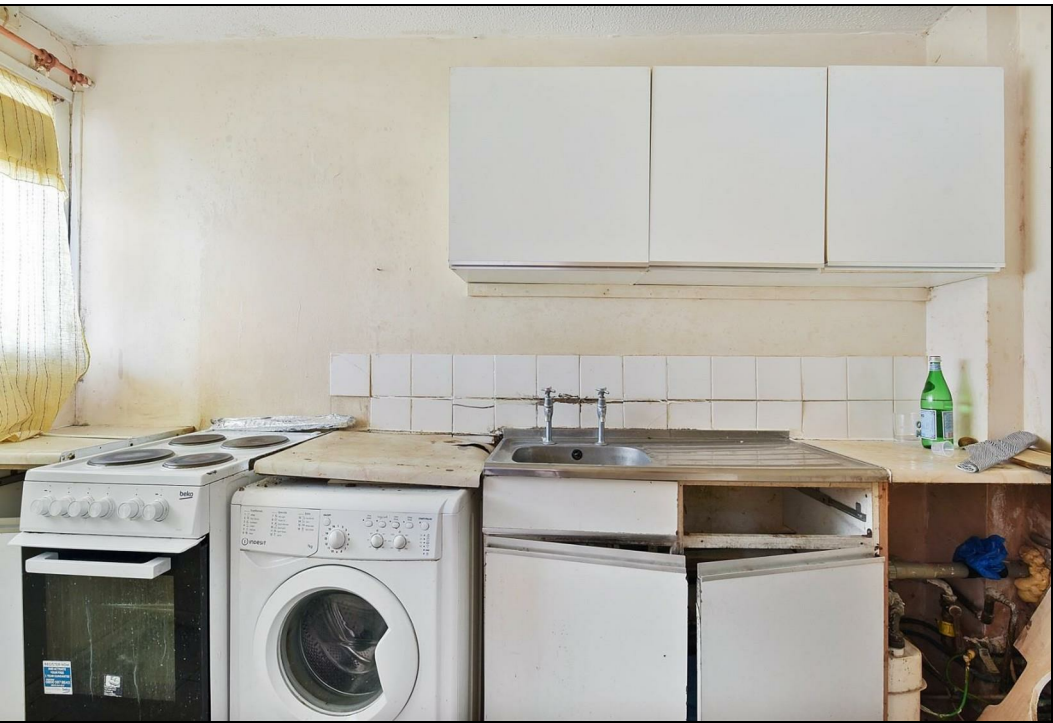


## KEY FEATURES

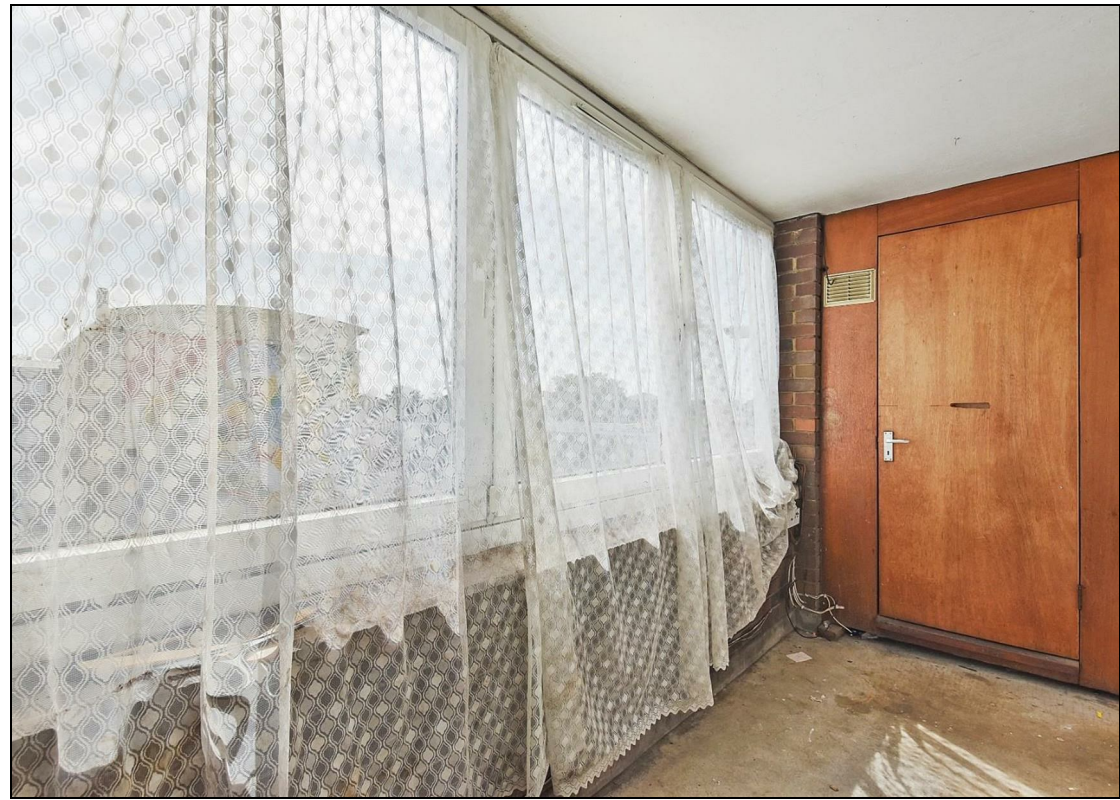
- One bedroom flat
- Close to transport links
- Close to amenities
- Fantastic investment opportunity
  - Chain free
  - Council tax band B
  - EPC rating C





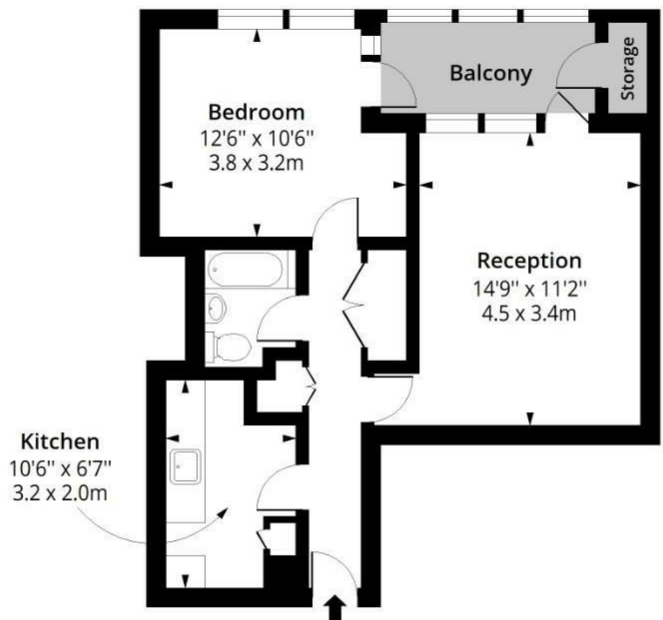
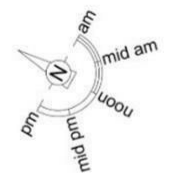






Rothbury Walk, N17

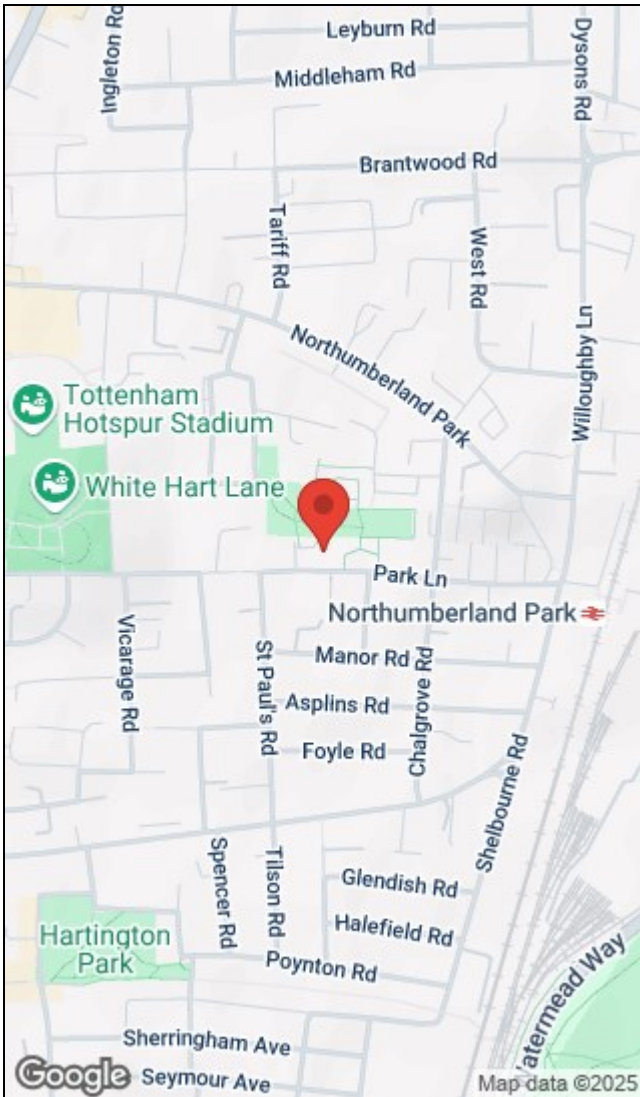
Approximate Gross Internal Area = 475 Sq Ft - 44.13 Sq M



**Second Floor**  
Floor Area 475 Sq Ft - 44.13 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	78	81			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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