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# St. John's Road, London, N15

## Asking Price £500,000



This spacious FREEHOLD first floor maisonette on St John's Road, N15, presents an exciting opportunity for buyers looking to add value and personalise their home. Offered with a share of freehold, the property combines generous proportions with great potential, making it ideal for first time buyers or investors alike.

The accommodation includes a bright reception room, separate kitchen and bathroom, both of which are in need of modernisation, offering scope to create a contemporary space tailored to your taste. Drawings for a loft extension are available online with Haringey, providing further potential to significantly increase the overall footprint (STPP). The property also benefits from its own private garden, a rare and highly desirable feature for a first floor home.

Conveniently located within easy reach of Seven Sisters station, the property offers superb transport links into Central London and beyond. Residents can also enjoy nearby green spaces including Woodberry Wetlands and Clissold Park, along with a wide range of local shops, cafés and amenities.

Freehold

EPC - C

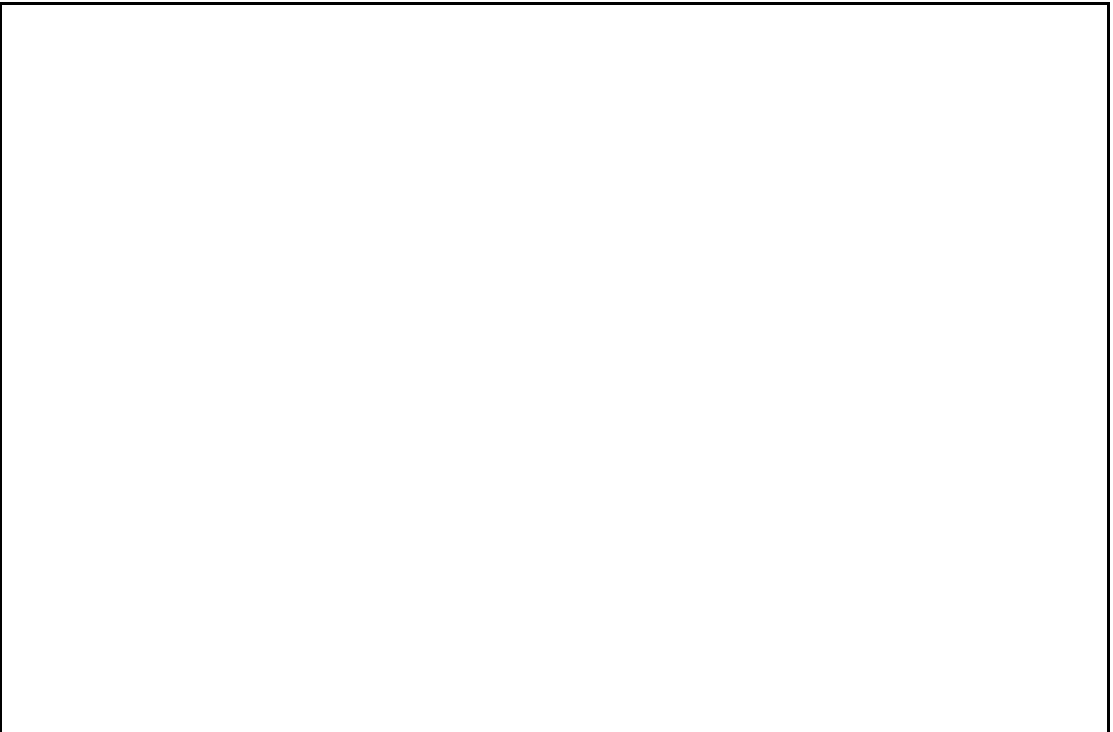


## KEY FEATURES

- Great location
- Period first floor conversion
- Private east facing garden
- Close to Seven Sisters Station
  - Close to Clissold Park
- Plans for loft extension (STPP)
- Close to shops and amenities
- Suites in need of modernisation
  - EPC - C
  - Council tax - C

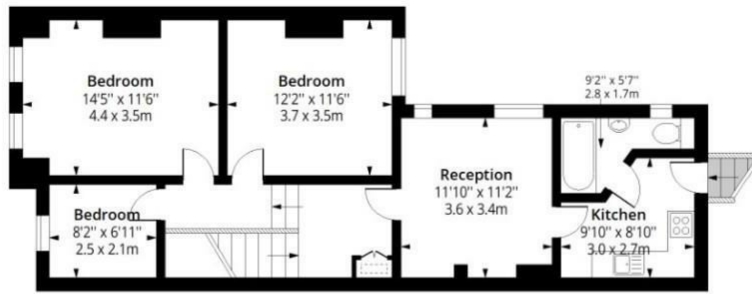
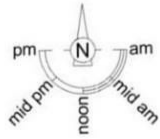






# St Johns Road N15

Approximate Gross Internal Area = 805 Sq Ft - 74.78 Sq M



## First Floor

Floor Area 764 Sq Ft - 70.98 Sq M

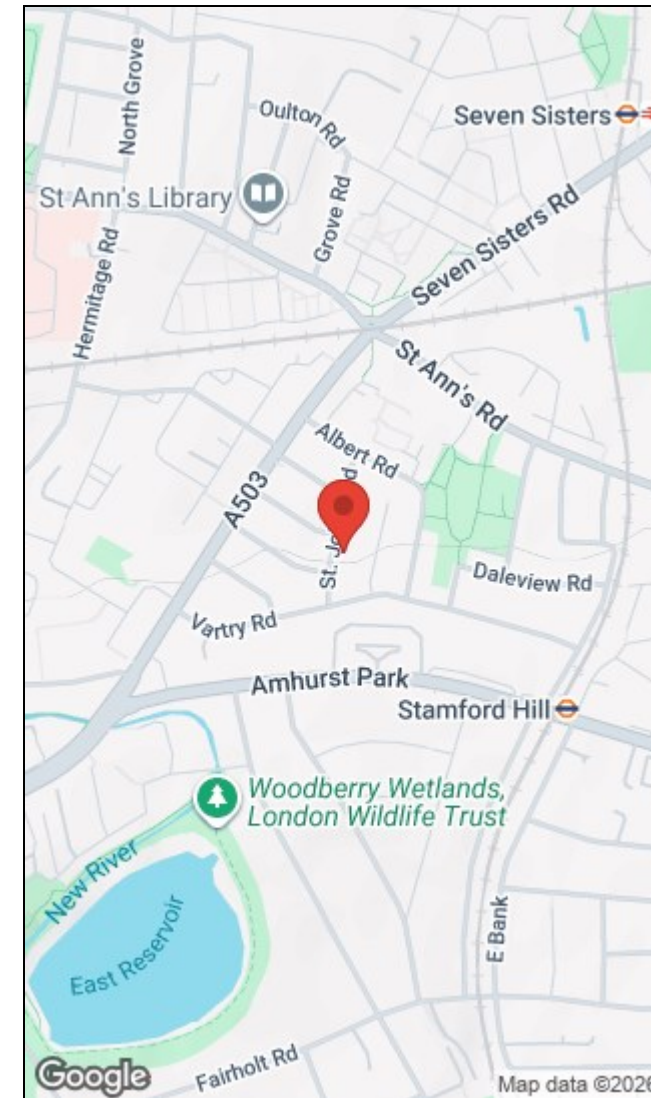


## Ground Floor

Floor Area 41 Sq Ft - 3.81 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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	

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