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Belmont Road, London, N17

Guide Price £300,000



Rarely Available – Two Bedroom Victorian Garden Flat with Freehold | Opposite Downhills Park
Guide Price: £300,000

Open house, viewings strictly by appointment :

Saturday 5th July | 11:00–12:00

Wednesday 9th July | 17:00–18:00

Saturday 12th July | 11:00–12:00

A rare chance to acquire this two bedroom ground floor Victorian garden flat with freehold ownership of the entire building, situated directly opposite the award-winning Downhills Park. Offered with sole use of a private rear garden, the flat is in need of complete modernisation, offering a unique opportunity to fully renovate and design a home to your exact taste. The property comprises two well-proportioned double bedrooms, a spacious open-plan living and kitchen area, and direct access to a private garden. High ceilings and period charm give this home wonderful potential to be transformed into something truly special. Perfectly located for transport links with Turnpike Lane Underground Station (Piccadilly Line) within walking distance, and the W4 bus providing access to Tottenham Hale (Victoria Line & National Rail). Surrounded by green spaces, with Downhills Park directly across the road and Lordship Recreation Ground just a short stroll away, this is ideal for nature lovers and families.

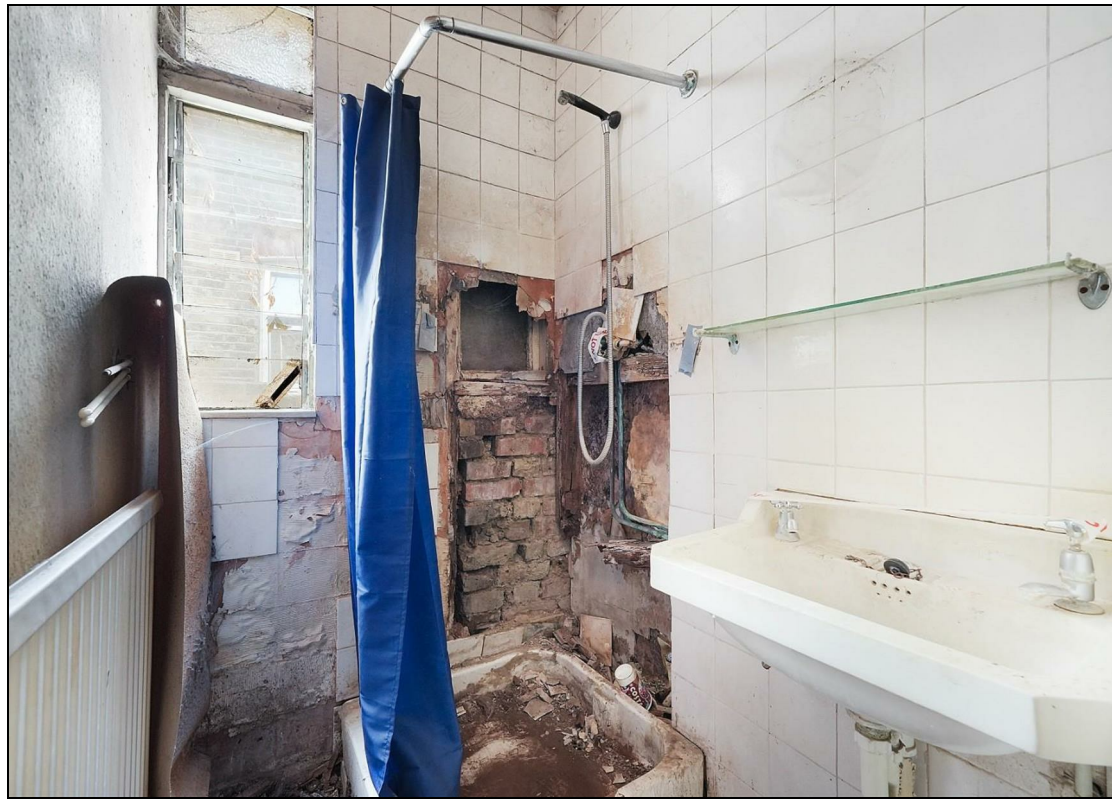


KEY FEATURES

- Ground floor Victorian flat
- Two double bedrooms
- Sole use of private garden
- Freehold for the entire building
- Complete renovation opportunity
- Opposite Downhills Park
- Turnpike Lane station (Piccadilly line)
 - Chain free
 - EPC rating tbc

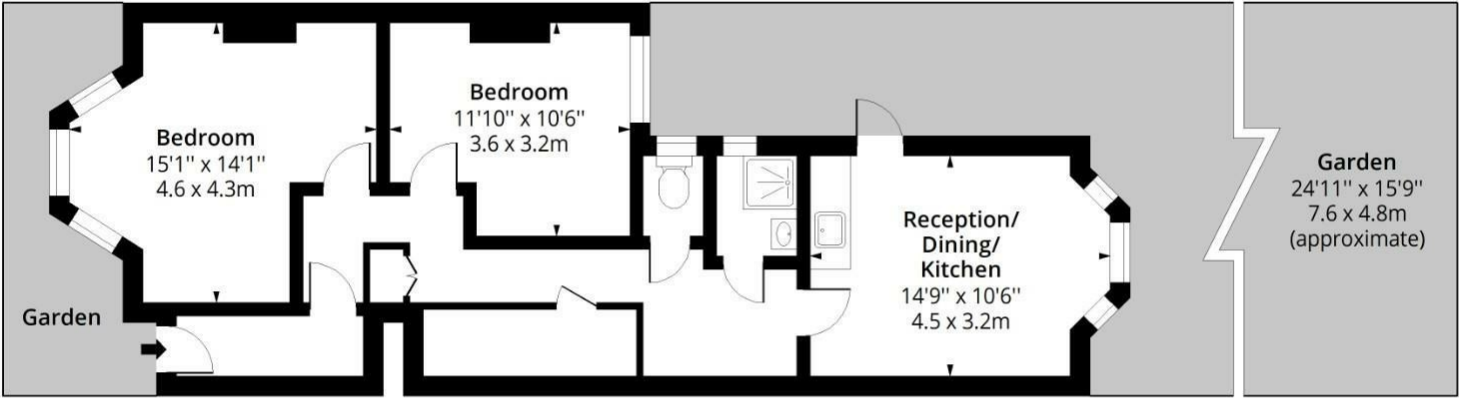
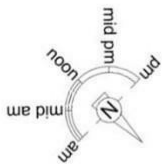






Belmont Road, N17

Approximate Gross Internal Area = 668 Sq Ft - 62.06 Sq M

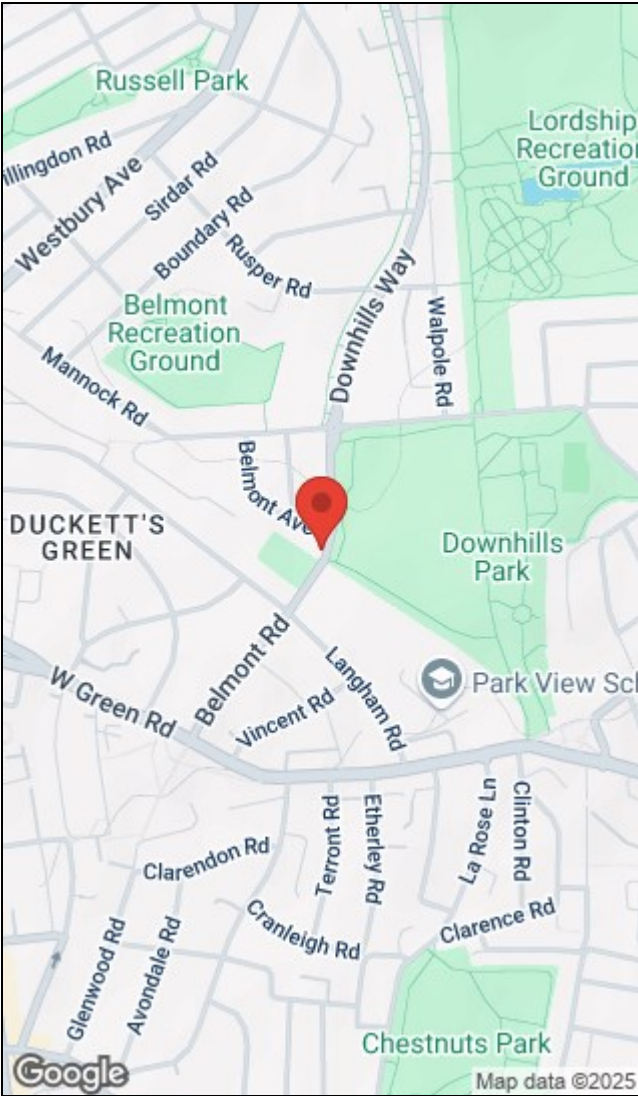


Ground Floor

Floor Area 668 Sq Ft - 62.06 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		
80					
19					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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