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Nelson Road, London

Guide Price £600,000



Chain free!

Guide Price £600,000 - £625,000

Located on Nelson Road in N15, this charming house is a true gem for anyone looking for a new home.

This property offers a cosy and welcoming atmosphere that has been lovingly maintained by the same owners for the past decade.

Featuring a through lounge featuring original varnished floors, creating a warm and inviting space for relaxing or entertaining guests. The fitted kitchen, with its own doorway to the sole use garden, is perfect for enjoying al fresco dining during the warmer months. Additionally, the ground floor bathroom and separate w.c provide convenience and practicality for everyday living.

Venturing upstairs, you'll find three generously sized bedrooms and access to the loft, offering plenty of space for a growing family or those in need of a home office. The potential to relocate the bathroom upstairs and create a dining area on the ground floor adds a touch of versatility to the layout, allowing you to tailor the space to suit your needs.

Situated within a short walk of the Seven Sisters Victoria line, providing easy access to transportation options. The proximity to bus routes 41 and 341 makes commuting a breeze, while the award-winning Downhills Park nearby offers a picturesque setting for leisurely strolls or family picnics.

With a vibrant community spirit and a reputation for hosting lively children's street parties, this property on Nelson Road N15 is more than just a house - it's a place where memories are made and cherished.

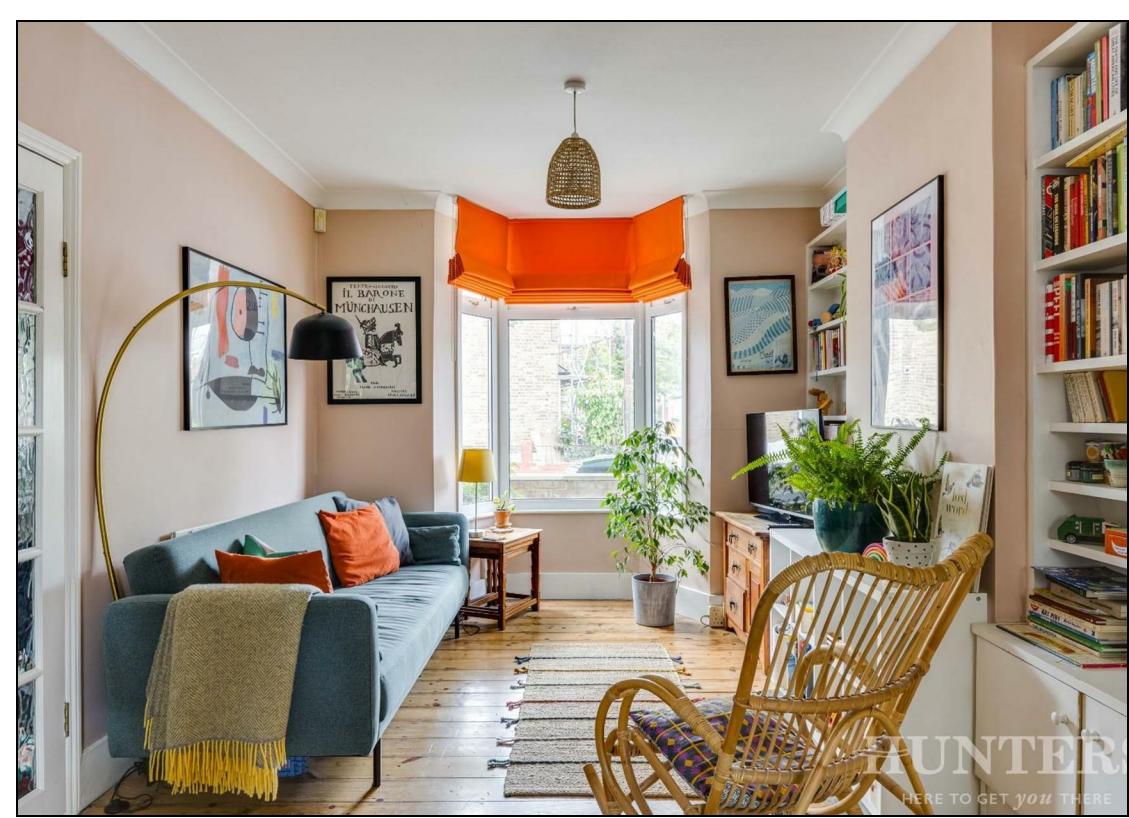
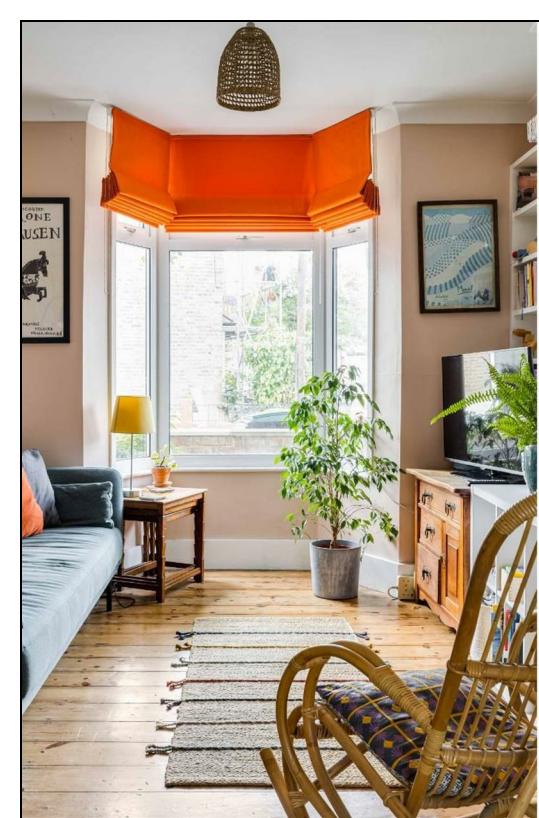
The property is offered as-is and may benefit from some modernisation, which may include potential electrical improvements.

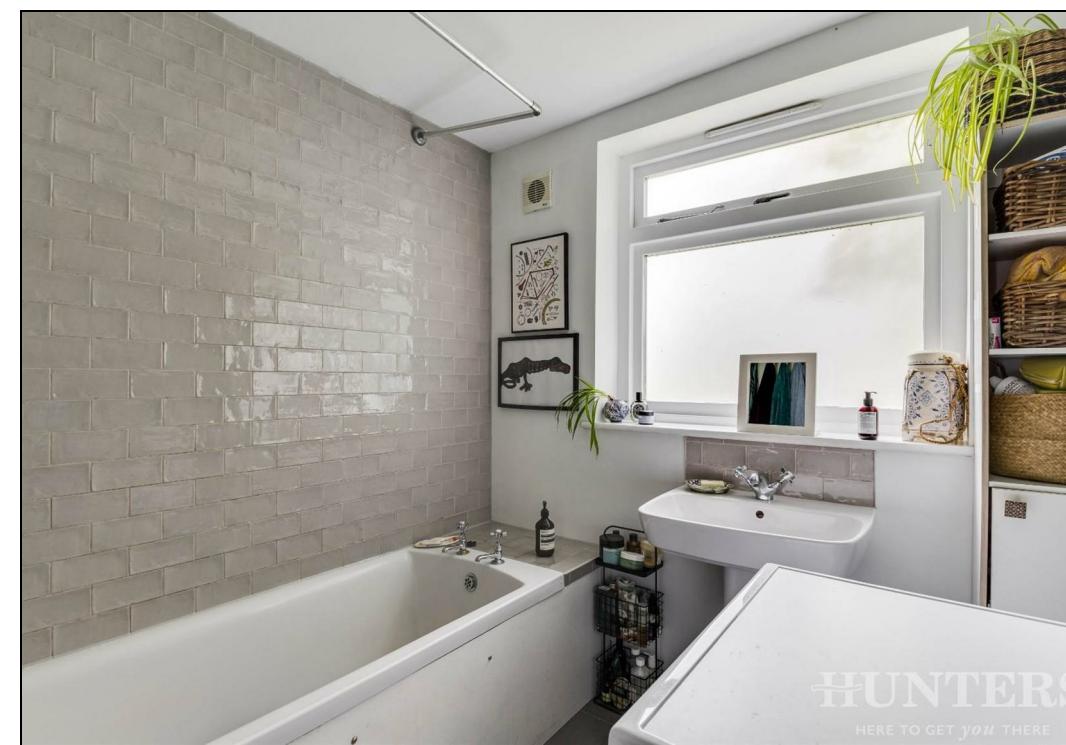
We have been informed that a neighbouring property had an eradication plan for Japanese knotweed over a decade ago. While we have not seen a copy of this eradication plan, two recent surveys conducted by PCA-certified Japanese knotweed specialists have confirmed that no Japanese knotweed is present at this property. Relevant reports are available.

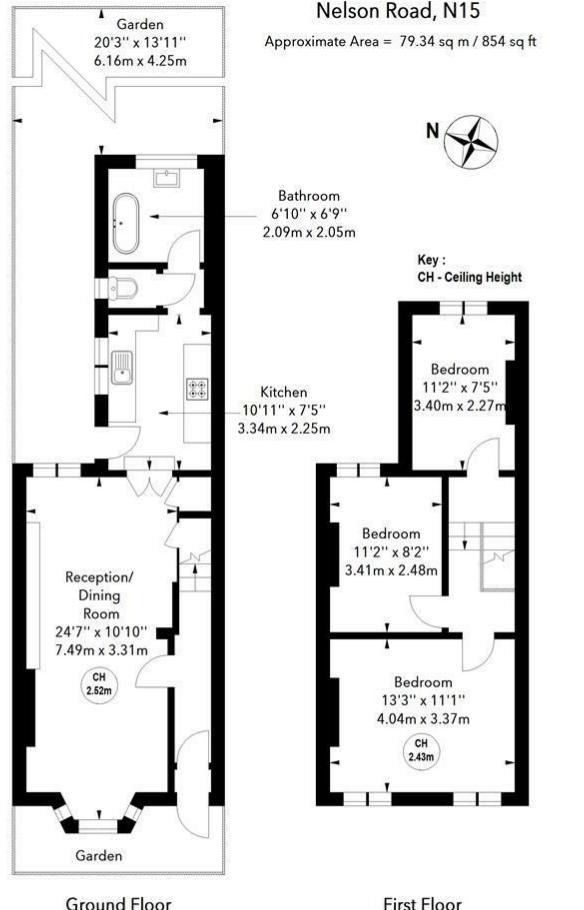
KEY FEATURES

- Guide Price £600,000 - £625,000
- Three bedroom terrace house
- Ground Floor Bathroom with separate W.C.
- Through lounge with original varnished floors
 - Own Private Garden
- Seven Sisters Underground & Overground
 - Downhills Park
 - Chain Free
- Local shops and amenities
- EPC Rating: D

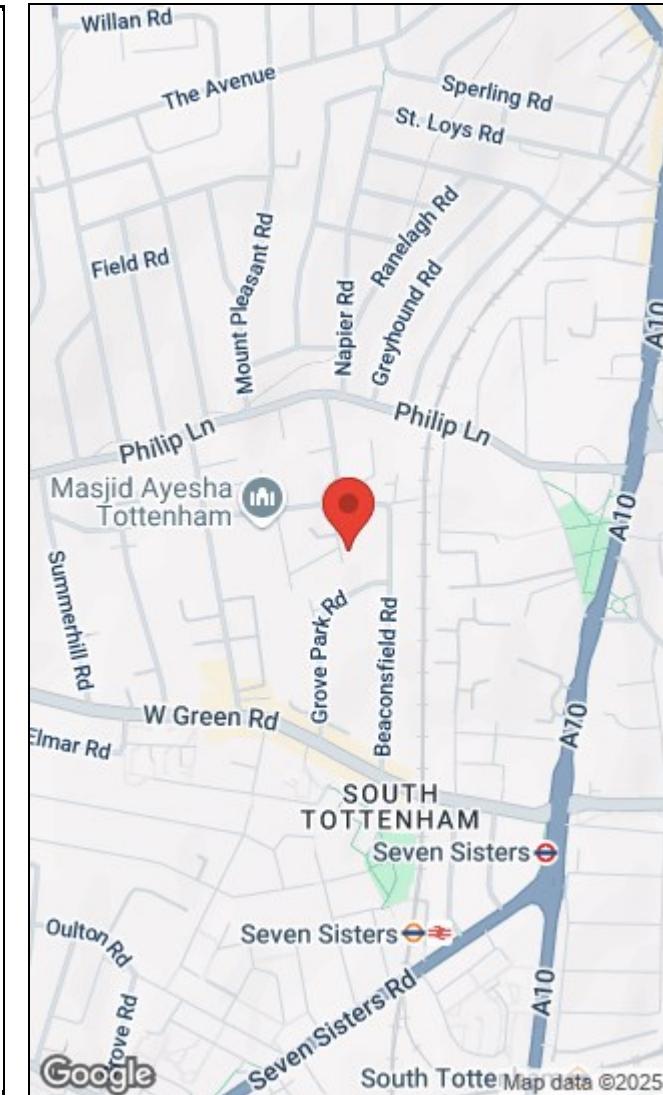








Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC		
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