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# Lordship Lane, N17

Asking Price £410,000



This three-bedroom end terrace house on sought-after Lordship Lane presents an exciting renovation project for buyers looking to create their dream home. Spanning approximately 810 square feet over two floors, the property offers ample space and the potential to modernise to your own style.

Upon entry, you're welcomed by a spacious reception room, ideal for entertaining or enjoying quiet evenings at home. The three well-proportioned bedrooms offer flexibility for families, home workers, or those in need of a guest room. There is also a bathroom that can easily be transformed to reflect your personal taste.

One of the standout features is the property's private garden, a peaceful outdoor retreat with plenty of space for relaxation or al fresco dining. This home is perfect for those with a vision, offering the chance to put your personal stamp on a well-located and charming property.

Located within the catchment area of outstanding local schools, this home is well suited for families seeking access to quality education. The property is also within easy reach of Turnpike Lane Station (Piccadilly Line) and Bruce Grove Overground Station, providing excellent transport links across London.

Nearby, enjoy the green open spaces of Bruce Castle Park and Museum as well as the 20 acres of Lordship Recreation Grounds, perfect for leisurely strolls, family outings, or exploring the local heritage.

This property is offered chain-free, allowing for a smooth and straightforward purchase.

Council Tax: C  
EPC rating: D

Agent note:

We can confirm that our client has advised us that the estate charges payable per annum are £438.22.

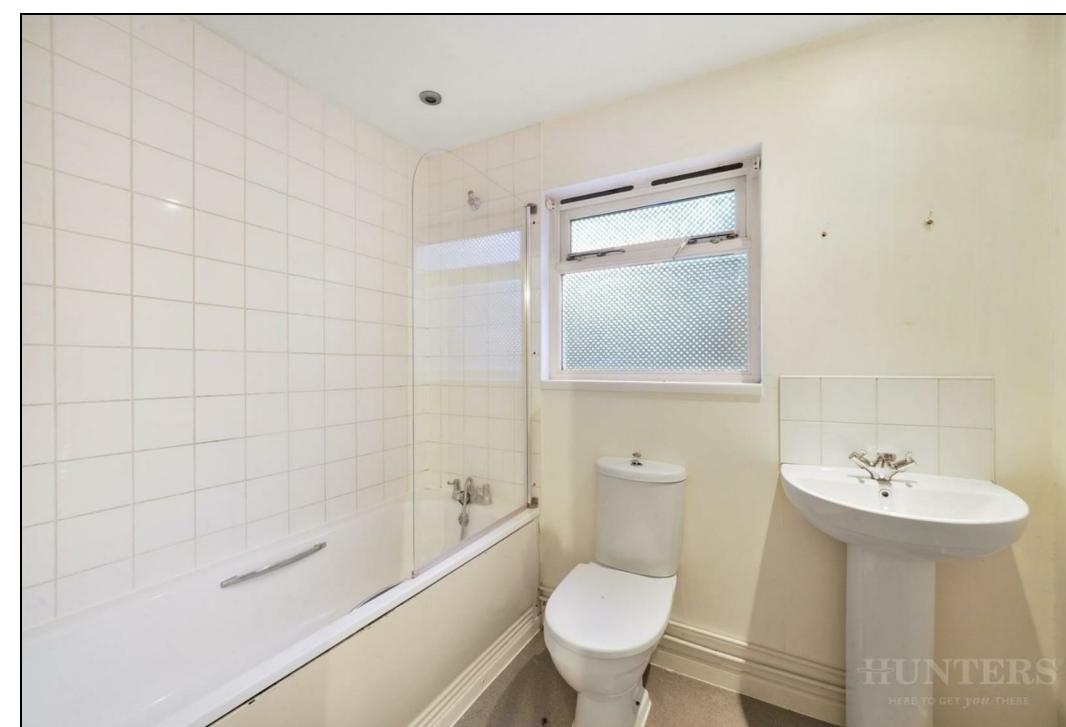
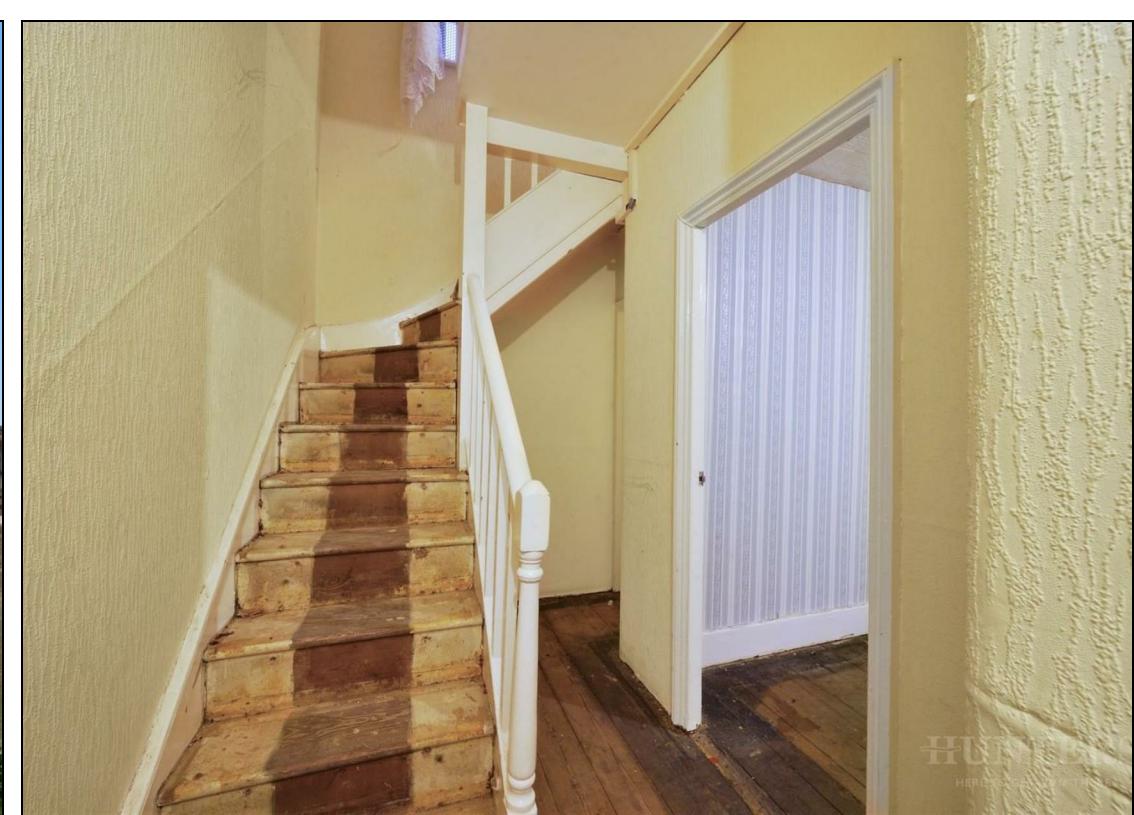
Please contact the Sales Department at Hunters Tottenham to arrange a viewing.

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## KEY FEATURES

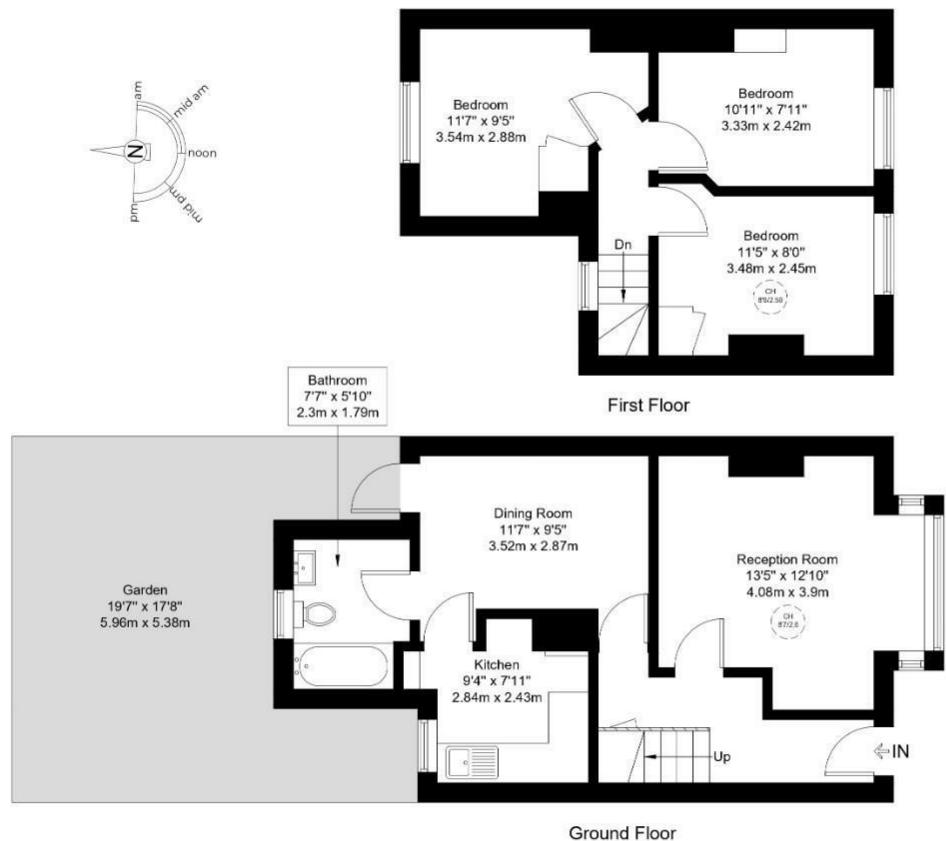
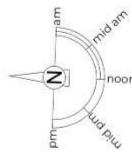
- Three bedroom end terrace house
  - Renovation project
  - Potential to put your own stamp
- Catchment to outstanding local schools
  - Own Private Garden
- Turnpike Lane Lane (Piccadilly Line) Station, Bruce Grove (Overground) Station
- Bruce Castle Museum & Park, Lordship Recreation Ground, Downhills Park
  - Council Tax: C
  - EPC rating: D
  - Chain Free







Approximate Gross Internal Area = 69.9 sq m / 752 sq ft

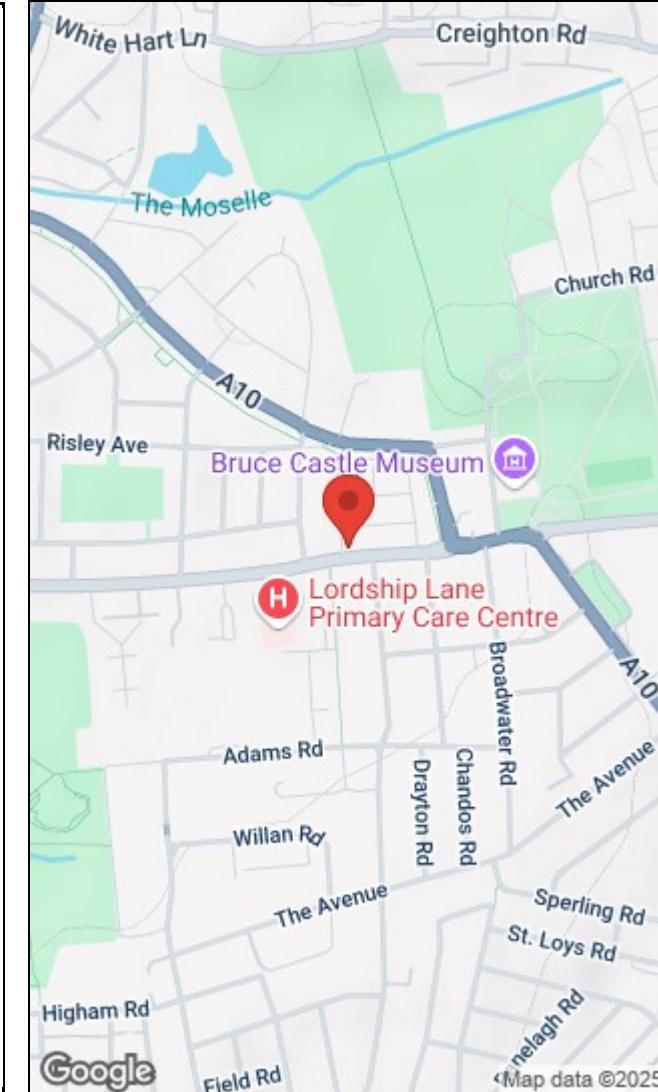


This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors and the Total Gross Internal Area (GIA), are approximate. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

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