



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 3  1  2  D

# Argyle Road, London, N17

## Offers In Excess Of £450,000

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

APPOINTMENT BY OPEN HOUSE ONLY:

Thursday 5-6pm

Saturday 12-1pm

Tuesday 5-6pm

CHAIN FREE!

**\*PLEASE NOTE, RECEPTION AND BEDROOM PHOTOS HAVE BEEN VIRTUALLY STAGED TO SHOWCASE USE OF SPACE\***

Situated on a residential street close to the green open spaces of Bruce Castle Park, this freehold house on Argyle Road, N17 offers an excellent opportunity for buyers looking to take on a project and create a home of their own.

The property extends to approximately 106.28 sqm (1,144 sq ft) and is in need of modernisation throughout, providing plenty of scope for improvement. It would particularly suit first time buyers who are keen to put their own stamp on a property, as well as investors or anyone looking to add value through refurbishment.

Transport links are also within easy reach. Bruce Grove railway station provides direct services into London Liverpool Street, and Tottenham Hale station (Victoria Line and National Rail) is also nearby, offering quick connections across London and towards Stansted Airport.

Overall, this is a great opportunity to purchase a well proportioned freehold home in a convenient North London location, with plenty of potential for those looking to modernise and make it their own.

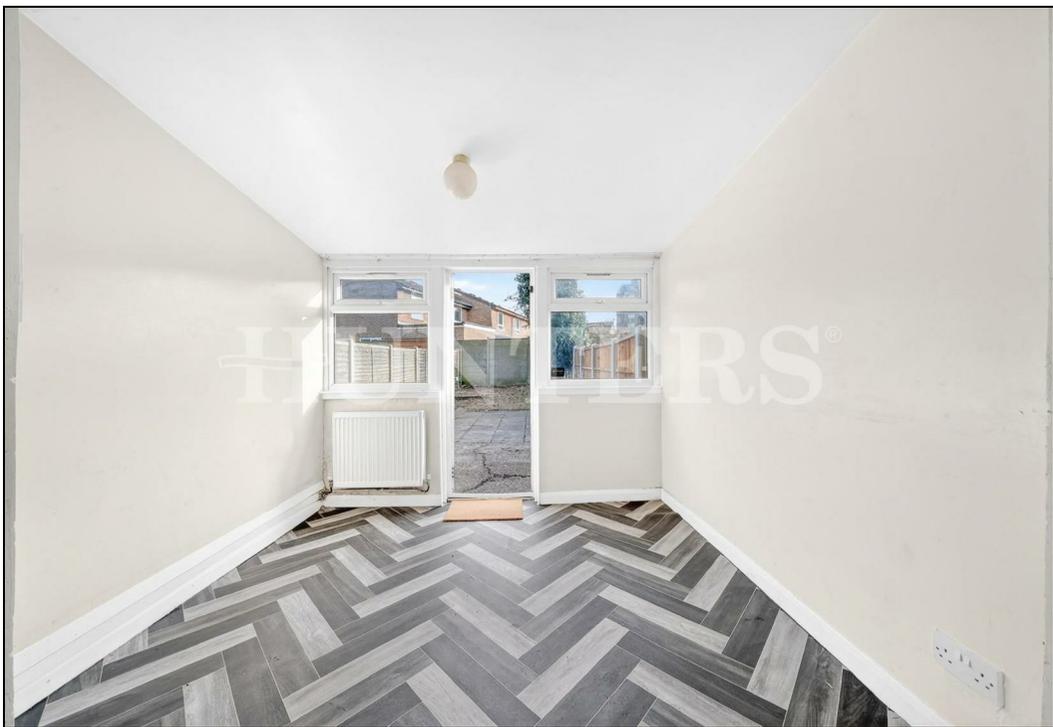
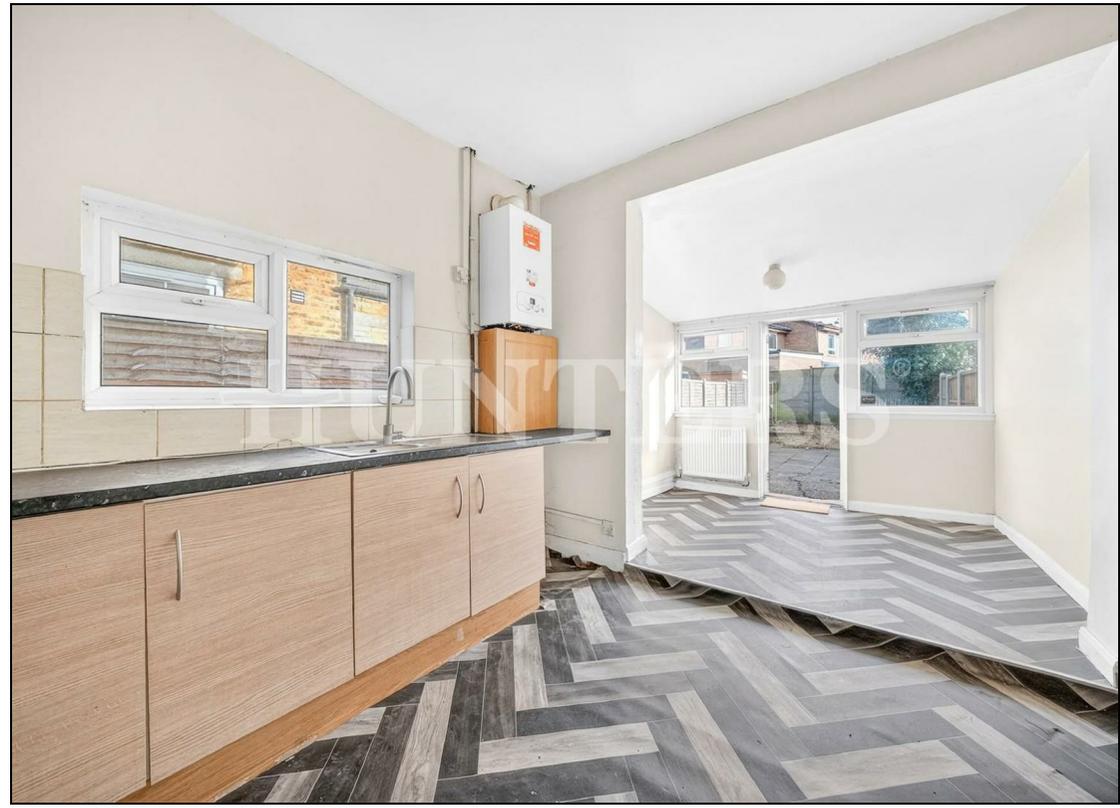
EPC - D

Council tax band - D

## KEY FEATURES

- Chain free
- Three bedrooms
- Two bathrooms
- Close to Bruce Castle Park
- Bruce Grove and Northumberland Park stations
- In need of modernisation
- Ground floor extension
  - EPC - D
- Council tax band - D

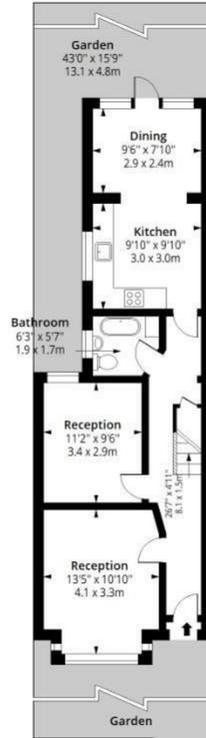
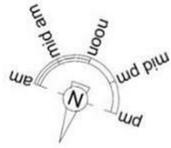






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Approximate Gross Internal Area = 1144 Sq Ft - 106.28 Sq M

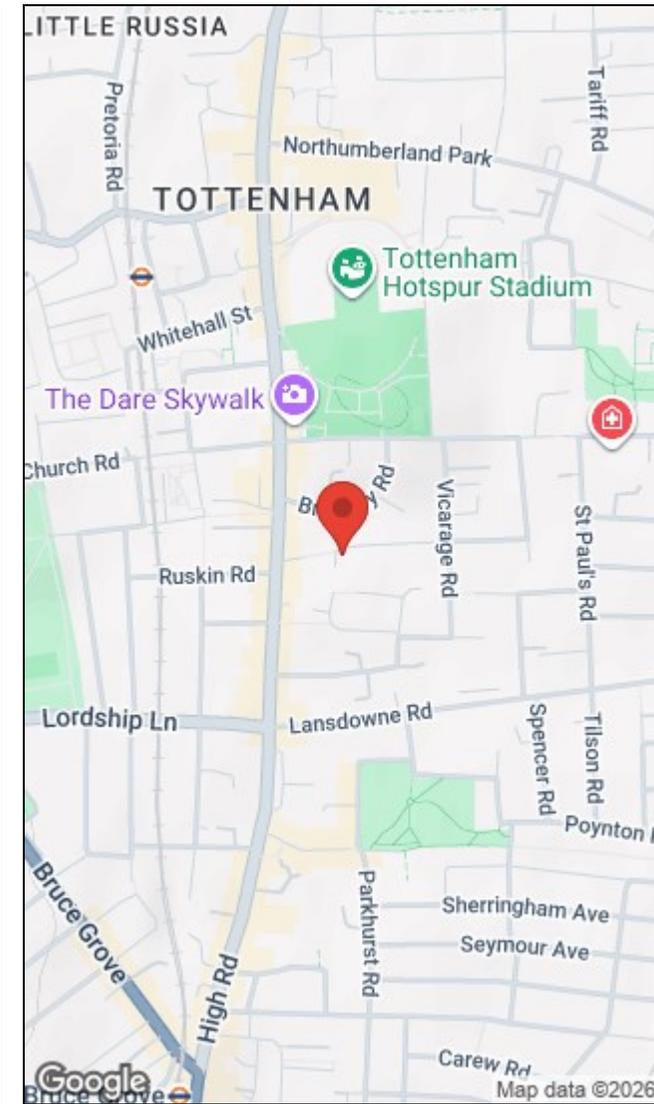


**Ground Floor**  
Floor Area 617 Sq Ft - 57.32 Sq M



**First Floor**  
Floor Area 527 Sq Ft - 48.96 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	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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