



44 Mayfair Gardens, London, N17 7LP

Offers In The Region Of £660,000

This well-presented three-bedroom terraced house is situated in the heart of the N17 postcode area, offering an excellent opportunity for families, first-time buyers, or investors seeking a property in one of North London's evolving residential locations. Positioned within Tottenham, the property benefits from strong transport connections, a diverse community atmosphere, and easy access to local amenities, schools, parks, and shopping facilities.

The accommodation comprises a bright and spacious reception room, a fitted kitchen with ample storage, three well-proportioned bedrooms, and a modern family bathroom. The property also benefits from a private rear garden, ideal for entertaining or family use, along with the character and practicality typically associated with traditional London terraced homes.

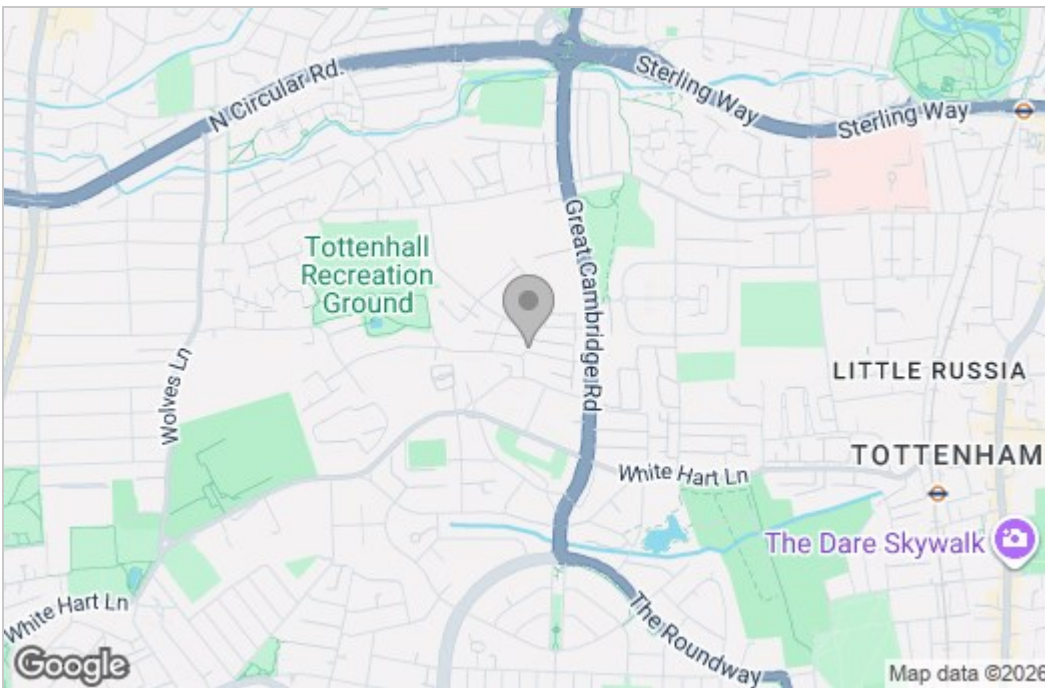
N17 continues to attract attention from buyers due to ongoing regeneration, improving infrastructure, and excellent connectivity via Tottenham Hale, Seven Sisters, and Bruce Grove stations, providing convenient access into Central London and beyond.

The area offers a blend of established residential streets, green spaces, and a growing mix of independent cafés, restaurants, and leisure facilities, including the internationally recognised. Residents also benefit from nearby parks and recreational spaces, contributing to the appeal for families and professionals alike.


Early viewing is highly recommended to fully appreciate the space, location, and potential this charming terraced home has to offer.

Floor Plan

Area Map



Energy Efficiency Graph

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

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