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473 High Street  
Tottenham N17 6QA  
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Hanbury Road, London, N17 9RJ  
**£480,000**

Kings Group are delighted to present this two bedroom period house which has potential to be turned into a beautiful two/three bedroom family home situated in a thriving community. The property is in need of modernisation throughout and the ground floor benefits from two reception rooms, spacious fitted kitchen and private rear garden. The first floor boasts two double bedrooms and a larger than average three piece family bathroom suite. This would be an ideal opportunity for a family home or investor.

Located in the heart of Tottenham, the property is situated 0.7 miles away from Tottenham Hale Station and benefits from the regeneration currently taking place in the area. Mulberry Primary School is a short walking distance away and the excellent bus and transport links provides easy access to the surrounding areas and Central London. The property is moments away from local shops, amenities and schools, and would be a great chance for anyone looking to move or invest into the area.

**Reception Room**  
**12'8 x 11'9 (3.86m x 3.58m)**

Double glazed window to front aspect, coved to textured ceiling, double radiator, laminate flooring, phone point, TV aerial point and power points.

**Dining Room**  
**11'6 x 8'7 (3.51m x 2.62m)**

Double glazed window to rear aspect, double radiator, laminate flooring and power points.

**Kitchen**  
**9'9 x 9'8 (2.97m x 2.95m)**

Range of base and wall units with roll top work surfaces, freestanding cooker, part tiled walls, stainless steel sink and drainer unit, space for fridge freezer, plumbing for washing machine, power points, tiled flooring and double glazed opaque windows to side and rear aspect.

**First Floor Landing**

**Bedroom One**  
**15'1 x 10'4 (4.60m x 3.15m)**

Double glazed window to front aspect, double radiator, laminate flooring and power points.

**Bedroom Two**  
**11'8 x 9'3 (3.56m x 2.82m)**

Double glazed window to rear aspect, double radiator, laminate flooring and power points.

**Bathroom**  
**9'9 x 9'7 (2.97m x 2.92m)**

Three piece bathroom suite comprising panel enclosed bath with mixer tap and electric shower attachment, pedestal hand wash basin, low level flush WC, part tiled walls, tiled flooring, double radiator and double glazed opaque window to rear aspect.

**Exterior**

**Garden**  
**42'8 x 16'2 (13.00m x 4.93m)**

**Disclaimer**  
THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services

and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Energy Efficiency 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

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