



Shelbourne Road, London, N17 9YH

Offers Over £500,000



This three bedroom terrace in Tottenham presents a promising investment opportunity. Although it requires updating, its potential for rear and loft extensions enhances its value. With two reception rooms and a conservatory, its versatile for HMP or standard rental, projecting a monthly income of £2500.

The West facing garden coupled with rear parking, offers additional income potential, especially for renting to Tottenham Stadium events

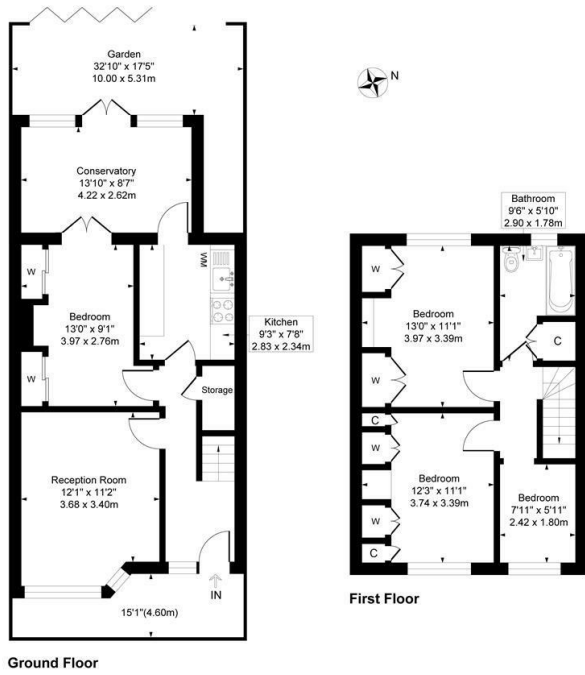
The property is being offered on a chain free basis and is ideally situated near schools, Tottenham Marshes, local amenities and travel links.

- Three Bed 1930s Mid-Terrace house
- Two reception rooms
- Fitted kitchen
- Conservatory
- 40 ft west facing garden (Parking to rear)
- first floor bathroom
- Good size bedrooms
- Chain free
- Excellent investment with rentals up to £2500 pcm
- Walking distance to Northumberland Park Over Ground

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approximate Gross Internal Floor Area = 96.75 sq m / 1041 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, not in scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		66
(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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cole Harding

11 Northumberland Park, London, N17 0TA

T. 0208 059 4444 | E. info@coleharding.co.uk