



## Vicarage Road, London, N17 0BG

£290,000



\*\*\*\*\*Guide price £290,000-£300,000\*\*\*\*\*

Cole Harding is thrilled to present this opportunity to see a First floor Victorian House converted flat located in the developing area of Tottenham.

Potential to change the flat into a two bedroom flat.

The property boast a modern fitted kitchen and bathroom, laminate flooring throughout, Large airy living room which holds some of the original Victorian features, and the bedroom which holds views of the new Tottenham Hotspur stadium.

The property is close to White Hart Lane Train stations, local amenities, schools and easy access to A10 with bus links.

The property is being sold on a chain free basis with the new extended lease with the additional 90 years on top of the existing lease. (The lease will be approx 150 years)

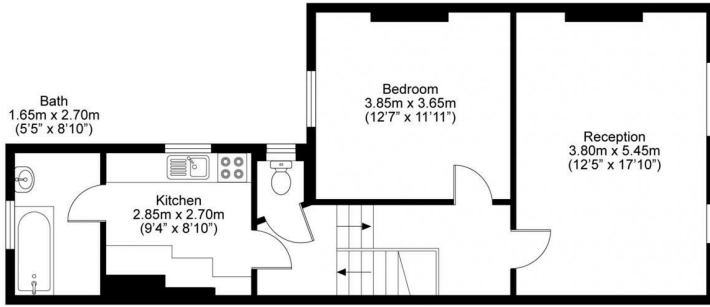
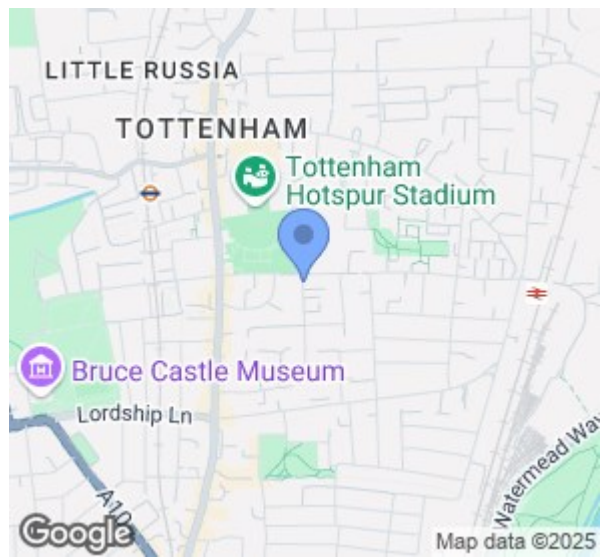
Ground rent £100

Rental potential 1250-1400 pcm

- First Floor Flat
- Bright and airy throughout
- Large Living room
- Modern Kitchen
- Modern bathroom
- Chain Free
- Loft included
- New lease

### Viewing

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



First Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
63.4sqm / 682.4sqft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.0sqm / 0.0sqft

EXTERNAL STRUCTURAL FEATURES  
Balcony, Terrace, Veranda etc.  
0.0sqm / 0.0sqft

RESTRICTED HEAD HEIGHT  
Limited use areas under 1.5m  
0.0sqm / 0.0sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



| Energy Efficiency Rating                    |   | Current | Potential               |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs |   |         |                         |
| (92 plus)                                   | A |         |                         |
| (81-91)                                     | B |         | 76                      |
| (69-80)                                     | C |         |                         |
| (55-68)                                     | D | 59      |                         |
| (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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