



## St. Pauls Road, London, N17 0NJ

£625,000



Nestled on the charming St. Pauls Road in London, this delightful three-bedroom Victorian terraced house presents an excellent opportunity for families and investors alike. Spanning an impressive 1,342 square feet, this property, built in 1900, retains much of its original character while offering modern comforts.

Upon entering, you are welcomed by a spacious through lounge that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the open-plan family kitchen, which is generously sized and designed to accommodate family gatherings and culinary adventures. The kitchen seamlessly connects to an approximate 40-foot garden, a wonderful outdoor space that features a large shed, ideal for storage or as a workshop.

The first floor boasts three well-proportioned double bedrooms, ensuring ample space for family members or guests. The family bathroom is conveniently located, and there is also loft space that presents potential for conversion, subject to planning permission, allowing for further expansion of the living area.

This property is in good condition and is being offered chain-free as a probate sale, making it an attractive option for those looking to move in without delay. Situated in one of the more desirable parts of Tottenham, this home is well-positioned to benefit from local amenities, schools, and transport links, making it a perfect choice for those seeking a vibrant community.

In summary, this Victorian terrace is a rare find, combining period charm with modern living, and is ready to welcome its new owners. Don't miss the chance to make this lovely house your home.

- Three bedroom Victorian terrace
- Through lounge
- Large Kitchen diner with island
- 40 ft Garden with Shed, patio and side shrubbs
- Three double bedrooms
- Upstairs family bathroom
- Loft space (potential to extend subject to planning permission)
- Chain free
- Probate sale

### 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 = 124.68 sq m / 1342 sq ft

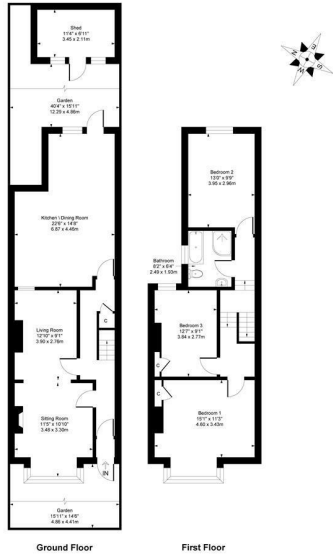
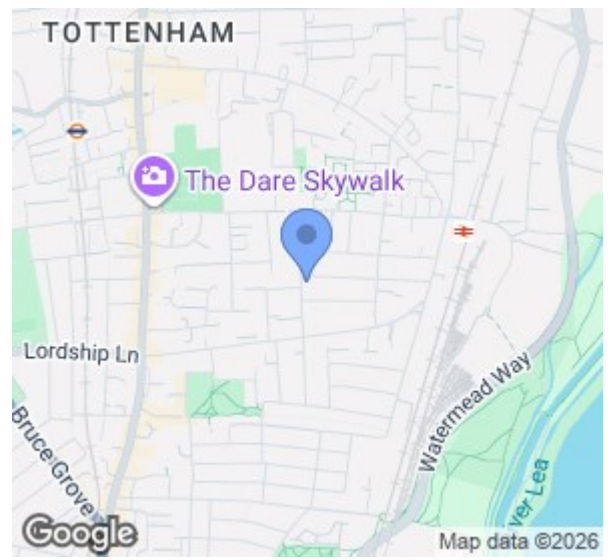


Illustration for identification purposes only, not in scale



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



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