



## Mount Pleasant Road, London, N17 6JQ

Offers Over £600,000



Nestled on the charming Mount Pleasant Road in London, this delightful Victorian terraced house, built in 1910, offers a wonderful opportunity for those looking to create their dream home. Spanning an impressive 1,410 square feet, the property features three spacious bedrooms and three inviting reception rooms, providing ample space for both relaxation and entertaining.

While the house is in need of refurbishment, it presents a blank canvas for imaginative buyers eager to restore its former glory. With a little vision and effort, this property has the potential to significantly increase in value, making it an excellent investment opportunity.

Conveniently located near Bruce Grove, residents will enjoy easy access to Turnpike Lane, a variety of bus links, and local parks, perfect for leisurely strolls or family outings. Additionally, the area boasts good schools, making it an ideal choice for families.

One of the standout features of this property is that it is chain-free, allowing for a smoother and quicker transaction process. Whether you are a first-time buyer, a growing family, or an astute investor, this Victorian gem on Mount Pleasant Road is not to be missed. Embrace the chance to transform this house into a beautiful home tailored to your tastes and lifestyle.

- Large Victorian Terrace
- Three Reception rooms
- Three Double bedrooms
- Two bathrooms
- Kitchen diner
- South East facing garden
- Close to Bruce Grove & easy access to Seven Sisters and or Turnpike Lane
- Chain Free
- HMO

### Viewing

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

Approx. Gross Internal Floor Area 1435 sq. ft / 133.37 sq. m

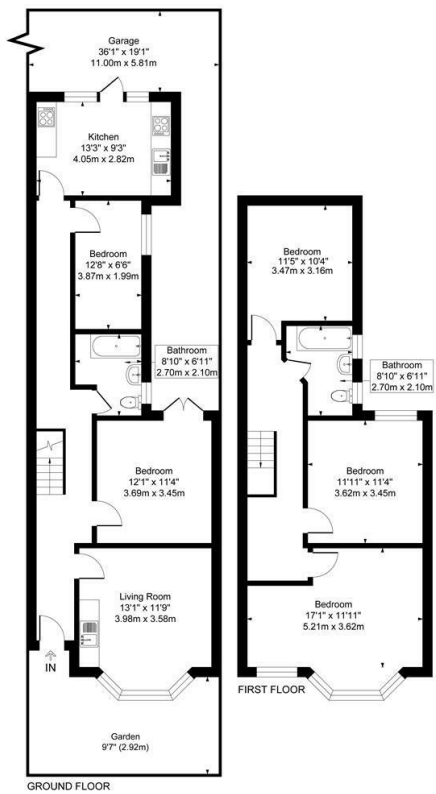
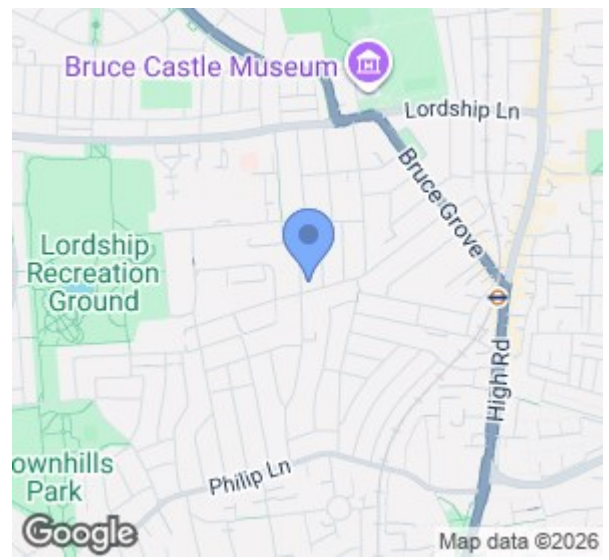
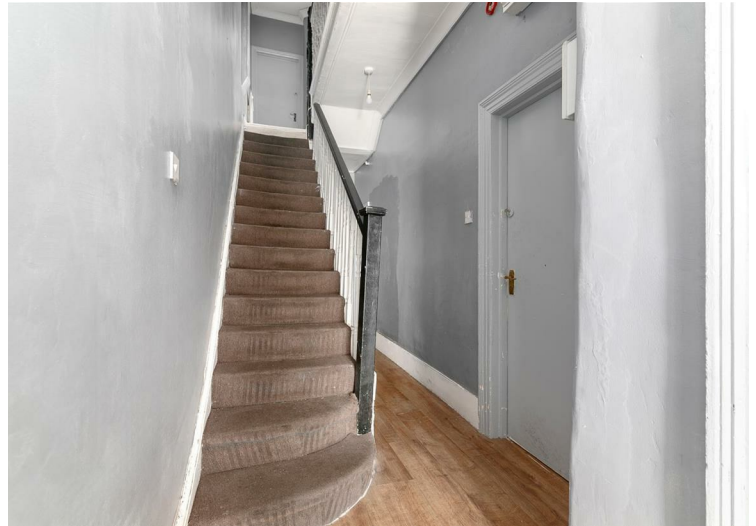


Illustration for identification purpose only, not in scale



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	54	76
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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**

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