



St. Ann's Road, London, N15

GUIDE PRICE: £650,000 - £675,000 FREEHOLD

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This 3-bedroom house located on St Ann's Road, N15 presents an excellent opportunity for buyers seeking a property with immense potential. The ground floor boasts three generously sized reception rooms, kitchen, utility room, a bathroom and access to a spacious private garden. The first floor comprises three well-proportioned bedrooms, a family bathroom and a separate WC.

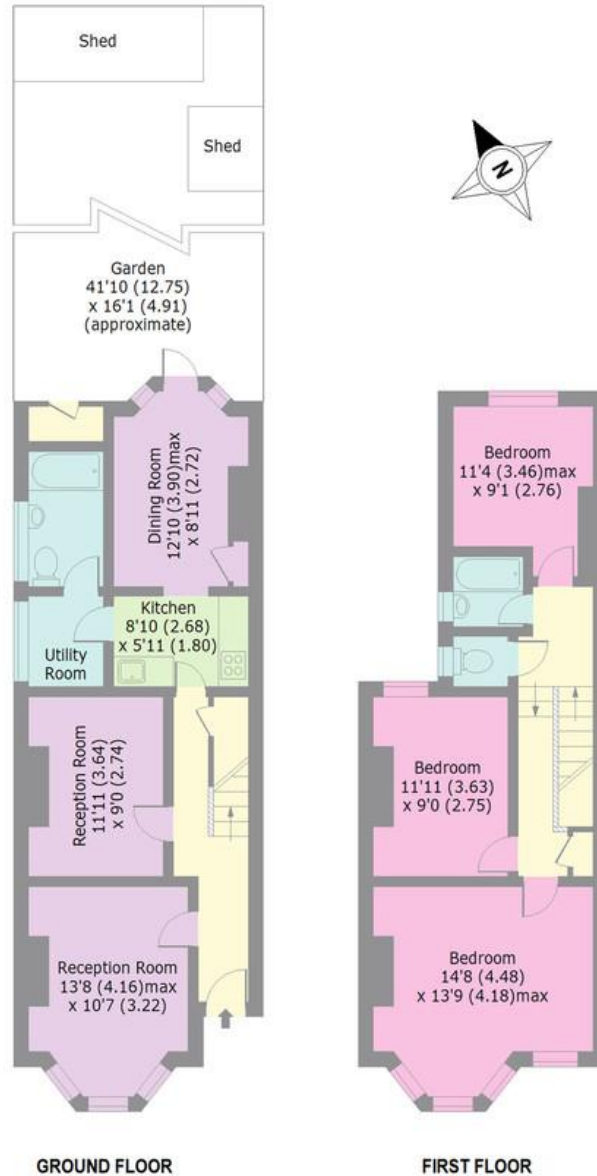
The property requires a full refurbishment throughout, allowing the new owner to customize and transform it according to their vision (STPP). This is an exciting prospect for those looking to add value to a home and create a personalized living space. Located within catchment area of local primary schools and moments away from Chestnuts Park and Green Lanes, Harringay with its superb selection of shops, restaurants and bars as well as the highly acclaimed Salisbury Arms public house and Beans & Barley coffee shop. Transport can be found at Turnpike Lane Underground station (Piccadilly Line) & Manor House Underground station.

****Chain Free****



St. Ann's Road, N15

Approx. Gross Internal Area 1127 Sq Ft - 104.70 Sq M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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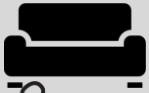


3



Bedrooms

3



Receptions

2



Bathrooms

Yes



Garden

D



Council Tax Band

Tenure:

Freehold

Council Tax Band:

D

Energy Efficiency Rating:

74

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