



*43 york road
london, n11 2th*



three
bedrooms



value add
opportunity



two reception
rooms



period features
throughout



private
garden



close to amenities
and stations



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noteworthy number forty-three three bedroom family home

£600,000
guide price

this enchanting, three bedroom, terraced family home, nestled in a peaceful neighborhood, offers a wealth of space, character, and huge potential, providing a great opportunity to creatively remodel the accommodation to perfectly suit individual living needs and effortlessly add significant value to the property.



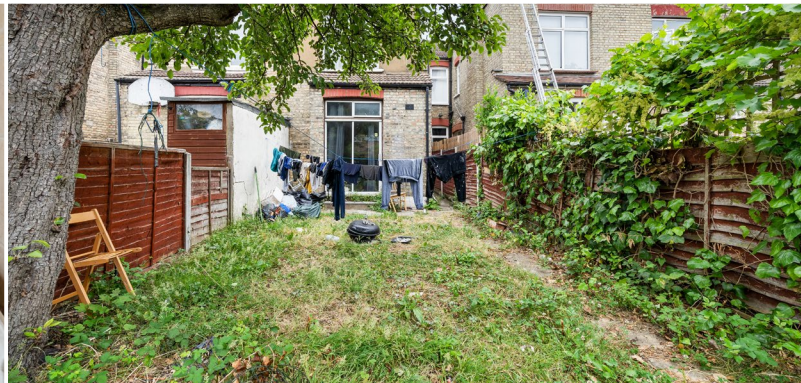
description

on entrance, the hallway leads to two large reception rooms and a sizeable kitchen with a dining room and feature fireplace. there is also direct access to the spacious rear garden, which comes fully fenced with mature planting for total privacy. this exceptional property offers a serene and inviting atmosphere that is perfect for

creating unforgettable memories. followed by three double bedrooms occupying the first floor, all of which are fitted with exquisite wooden flooring and served by a fully tiled, family bathroom, this cozy haven is ideal for young professionals and individuals with a discerning boutique taste for refined living.



this home offers immense charm and plenty of room for some restoration or a complete upgrade, making it a perfect canvas for your personal touch. with its well-built and substantial structure, this property provides everything needed for buyers seeking to leave their mark on a truly distinctive and personalized home.



location

york road is situated in a location that is ideally suited to all kinds of needs – from transport links and shopping facilities to schools, open spaces and leisure opportunities.

travelling to and from the capital is straightforward as bowes park station (on the southern railway service) and bounds green tube (piccadilly line) are within a short distance. with plenty of bus routes with regular services in and out of the area and the a406 on the north circular road.

a variety of schools for all ages are easily accessible from goring road. bounds green and bowes primary schools within a half mile. both have excellent ratings with parents and students alike and good ratings from ofsted.

st martin of porres is a one form entry catholic school, having one class of children for each of the seven year groups in the

primary range of 5 - 11 years.

trinity primary academy, garfield primary and st michaels are also very accessible and all claim to offer a safe, stimulating and supportive atmosphere.

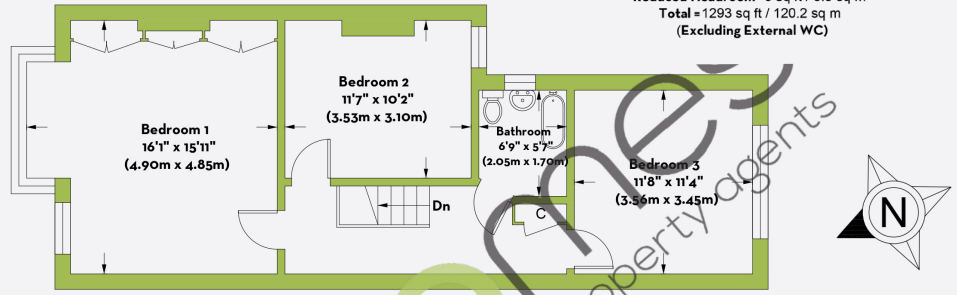
st thomas more catholic school is rated as outstanding by ofsted and is a mixed, independent academy within the cardinal hume academies trust. although it is a church school, it welcomes applications from those of other faiths or no faith who share the school's ethos and values.

for those seeking the outdoors there are plenty of open spaces within short distances including bluebell wood, just across the a406, white hart lane recreation ground and bromfield and arnos parks.

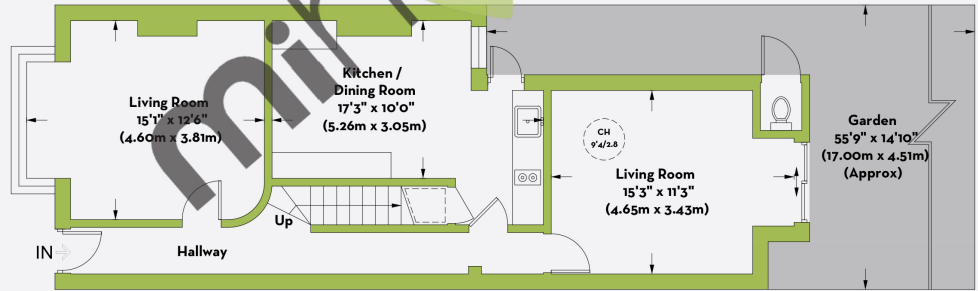
floorplan:

York Road, N11

Approximate Gross Internal Floor Area 4288 sq ft / 119.7 sq m
Reduced Headroom = 5 sq ft / 0.5 sq m
Total = 1293 sq ft / 120.2 sq m
(Excluding External WC)



First Floor = 637 sq ft / 59.2 sq m



Ground Floor = 658 sq ft / 61.1 sq m

epc:
d

council tax band:
e

service charge:
£0

ground rent:
£0

this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 983316)

overview

- in need of modernisation |
- value add opportunity |
- two reception rooms |
- private garden |
- close to all local amenities and open green spaces |

- nearby to excellent education facilities and transport links |
- potential to extend (sttp) |
- period features throughout |
- offered on a chain free basis |

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