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473 High Street  
Tottenham N17 6QA  
Tel: 020 8801 2696

Shelbourne Road, London, N17 0JX  
£600,000


Kings Group are delighted to present this beautiful three bedroom 1930s semi detached family house with off street parking modernised to an extremely high standard. The property is in immaculate condition throughout and benefits from a cosy and warm lounge, the second reception room has been opened out to the beautifully presented kitchen and dining room bringing in plenty of light leading to the 70ft private rear garden. The ground floor also benefits from a utility room and w/c. The first floor boasts two double bedrooms with fitted wardrobes, a single bedroom, three-piece family bathroom suite and stairs leading to a spacious loft room being used as storage. This would be an ideal opportunity for a family or investor.

Located in the heart of Tottenham, the property is minutes away from Northumberland Park Station (overground) and a short distance away from Tottenham Hale (underground and overground). It benefits from the regeneration currently taking place in the area. Harris Primary School is minutes away and the excellent bus and transport links provide easy access to the surrounding areas and Central London. The property is moments away from local shops, amenities and schools, and would be a great chance for anyone looking to move or invest into the area.


A short walking away is the picturesque River Lea and nearby Markfield Recreational Ground offering plenty of open space. A stroll down the River Lea brings you to Springfield Park, a local nature reserve providing a tranquil environment. For evening entertainment nearby Stoke Newington or Tottenham Hale benefits from a wide array of restaurants, pubs, bars, cafes, you will find something to cater for every taste and occasion.

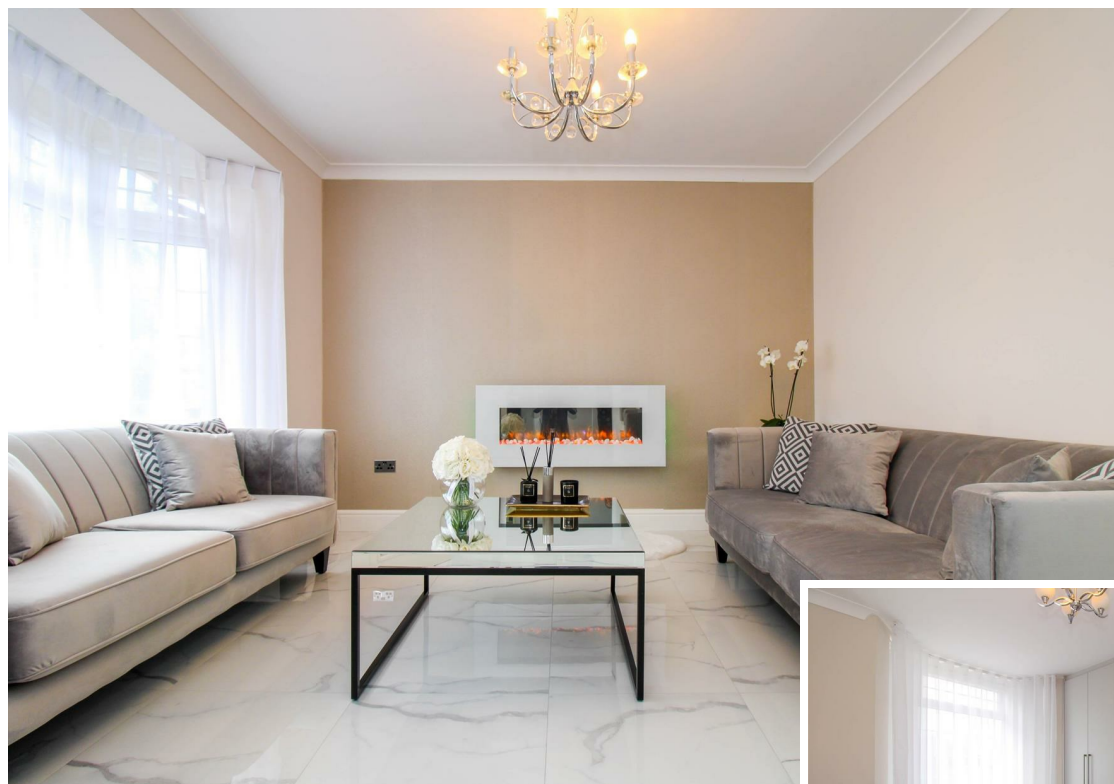


### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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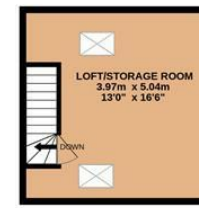
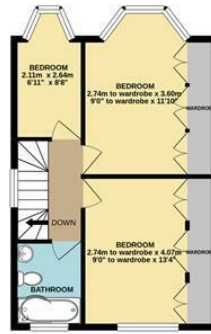
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GROUND FLOOR  
71.9 sq.m. (774 sq.ft.) approx.

1ST FLOOR  
41.8 sq.m. (450 sq.ft.) approx.

2ND FLOOR  
24.8 sq.m. (267 sq.ft.) approx.



SHELBOURNE ROAD, N17

TOTAL FLOOR AREA: 138.5 sq.m. (1490 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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