

Marshall Road, London, N17 7AP



£400,000

Kings Group are pleased to present this three bedroom house with plenty of potential to be made into a beautiful family home. The property is in need of modernisation throughout and benefits from a spacious through lounge, extended fitted kitchen, three piece family bathroom and large private rear garden. The first floor boasts three double bedrooms and will be an ideal opportunity for a first time buyer or investor.

Located minutes away from the regeneration currently taking place, the property is conveniently situated off the Roundway next to excellent transports links, minutes from Risley Avenue Primary School, the A10 dual carriageway, access to schools and local amenities. White Hart Lane Station is a short distance away with excellent bus routes allowing easy access into Central London and the surrounding areas. There is further development in the area with the renovation of the surrounding train stations and completion of Tottenham Hotspur Football Club creating new jobs and opportunities.



GROUND FLOOR
48.8 sq.m. (525 sq.ft.) approx.

1ST FLOOR
34.4 sq.m. (370 sq.ft.) approx.



Temple
Chambers
CHARTERED SURVEYORS

TOTAL FLOOR AREA : 83.2 sq.m. (896 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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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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

