PARK LANE, TOTTENHAM N17



THIS WONDERFUL OPPORTUNITYTHIS SIZEABLE THREE BEDROOM EXTENDED FAMILY HOME Featuring GROUND FLOOR, CLOAKROOM-WC & FIRST FLOOR BATHROOM, UTILITY ROOM, EXTENDED KITCHEN***In Our Opinion Double Bedrooms & Benefiting from Double Glazing, Gas Central Heating, Two Toilets. AN IDEALL FAMILY HOME FOR GROWING FAMILIES or PROPERTY INVESTMENT***CHAIN FREE***Viewing Highly Recommended***

FURTHER SCOPE (Subject To Planning Permissions) EXTENDING INTO THE LOFT AREA IN CREATING FURTHER LIVING ACCOMMODATION or Master Bedroom with En-SuiteIDEAL FAMILY HOME***In Our Opinion OFFERS AN IDEAL PURCHASE FOR MULTIPLE FAMILY LIVING or (subject To Planning Permissions & Planning Licensing)***IDEAL PROPERTY INVESTMENT TO A HOUSE OF MULTIPLE OCCUPANCY (HMO)***.

SHORT DISTANCE TO NORTHUMBERLAND PARK RAIL STATION LEADING to TOTTENHAM HALE STATION & TUBE CONNECTION, Also STRATFORD LINELeading Into LONDON'S LIVERPOOL STREET STATION***WHITE HART LANE STATION***Nearby Bus Routes. Shopping to Local Amenities***TOTTENHAM'S HIGH ROAD SHOPPING PARADES***LEA VALLEY REGIONAL PARKLANDS & RIVER LEA Popular with Walkers, Joggers, Cyclist & with Families.

An Excellent Package Not To Be Missed

OFFERS IN EXCESS OF: £500,000 FREEHOLD

PROPERTY DETAILS:

ENTRANCE STORM PORCH:

Double glazed partly glazed door leading into porch & door leading to reception hallway.

RECEPTION HALLWAY:

14' 0" x 5' 10" (4.27m x 1.78m - Narrowing to 3'0)
L-Shaped Hallway - Under stair cupboard, stairs to first floor landing, radiator, doors leading to lounge-dining area & utility room.

UTILITY ROOM:

9' 0" x 5' 10" (2.74m x 1.78m)
Plumbed for washing machine, radiator, partly tiled walls & access leading into the extended kitchen.

LOUNGE FAMILY HOME:

24' 5" x 15' 10" (7.44m x 4.83m Into Bay)
Laminated flooring, radiator, tiled fire place, TV point, access leading into the Kitchen- Breakfast Room & double glazed window to front aspect.

KITCHEN-BREAKFAST ROOM:

17' 0" x 14' 0" (5.18m x 4.27m - Narrowing to 11'0)
L-Shaped - Range of units to base & eye level with worktop surfaces, one and a half bowl stainless steel sink unit with cupboard under, built-in gas hob with extractor fan above, built-in electric oven, spot lighting, radiator, wall mounted Worcester Boiler, double glazed window to rear aspect and access to inner lobby.

INNER LOBBY:

Double glazed door leading to the rear garden, double glazed window to aspect & door leading to ground floor cloakroom-WC.

GROUND FLOOR-WC:

Comprising low flush WC, wash basin, partly tiled walls & double glazed window to rear aspect.

FIRST FLOOR LANDING:

8' 0" x 3' 5" (2.44m x 1.04m)
Access to loft area, doors to bedrooms & bathroom.

BEDROOM ONE:

13' 0" x 10' 4" (3.96m x 3.15m - To Chimney Breast)
Radiator, fitted wardrobes, laminated flooring & double glazed window to front aspect.

BEDROOM TWO:

12' 5" x 10' 0" (3.78m x 3.05m - To Chimney Breast)
Built-in wardrobes, radiator, laminated flowing & UPVC double glazed window to rear aspect.

BEDROOM THREE:

8' 5" x 6' 5" (2.57m x 1.96m)
Laminated flooring, radiator & double glazed window to front aspect.

BATHROOM:

Located to first floor, comprising panned bath with mixer taps, low flush WC, wash basin, extractor fan, partly tiled walls, radiator & double glazed window to rear aspect.

EXTERIOR:

FRONT:

Hard standing to brick built retaining wall.

REAR:

In need of cultivation, exterior tap & brick built out building in need of attention. (Church's have been advised & lead to believe by the current selling parties having access to the rear).

ADDITIONAL NOTES:

In Our Opinion The Property is An Excellent Opportunity For Property Investors wishing to create a Property Investment of a (HMO) House Of Multiple Occupancy (Subject To Planning-Building Regulation Approvals & Approval of all relevant Licensing) By Local Authority.

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. Furthermore we do not usually have access to property deeds or lease documents when preparing these property particulars and prospective purchasers should reply only on information given by their solicitors on relevant matters. Measurements are intended to provide a guide as to whether or not a property is likely to be suitable to view and should not be relied upon for the purposes of fit or calculating area.

Viewing is strictly by appointment via the Enfield Office on 020 8805 8533

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Access to all Amenities & High Road Tottenham Shopping Parades, Tottenham Stadium, Local Bus Routes to many destinations & Northumberland Park Rail Station Leading into Hertfordshire, London's Liverpool Street Station, Tottenham Hale for Tube Connection.

In our opinion subject to the current Rental Market Activities, along with the London Housing Allowance LHA, the rental value to be in the region of £2300.00 - £2450.00

ADDITIONAL INFORMATION:

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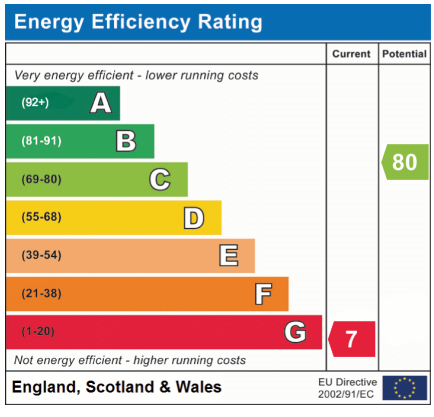
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Park Lane, Tottenham, N17 0JA

Approximate Gross Internal Floor Area : 105.63 sq m / 1136.99 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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