
WINDSOR ROAD
SEYMOUR AVENUE
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Seymour Avenue, London, N17

Asking Price £450,000

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Situated on the popular Seymour Avenue, N17, this substantial end of terrace property offers approximately 138 sqm of accommodation arranged over two floors, comprising around 91 sqm on the ground floor and 46 sqm on the first floor.

The property is in need of modernisation and internal restructuring, presenting an excellent opportunity for purchasers to put their own stamp on the home and maximise its full potential. With its generous floor area and end of terrace position, there is also exciting scope to reconfigure the existing accommodation, including the potential for conversion into a multiple occupancy property (HMO), subject to the necessary planning permissions, licensing and building regulations.

The property's location is particularly appealing, with convenient access to local transport connections and green open spaces. Tottenham Hale Underground Station, providing access to the Victoria Line and National Rail services, is approximately a 10 minute walk away, while Bruce Grove Overground Station is around 8 minutes on foot. Down Lane Park is approximately 6 minutes away, with the expansive Walthamstow Wetlands also within easy reach, offering excellent opportunities for outdoor recreation and leisure.

Families will appreciate the selection of nearby schools, including Harris Primary Academy Coleraine Park and Harris Academy Tottenham, both within walking distance. Combining its substantial floor area, scope for modernisation and restructuring, and potential for alternative accommodation arrangements, this property represents an exciting opportunity for owner occupiers, developers and investors looking to add value in a well connected Tottenham location.

Council tax - B
EPC - E

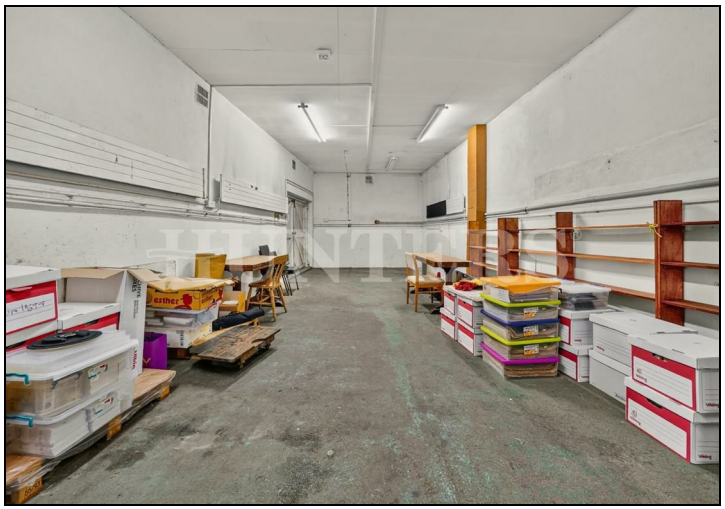


KEY FEATURES

- Substantial end of terrace property
- Approx. 138 sqm of accommodation
- Generous two floor layout
- Requires modernisation throughout
- Excellent scope to reconfigure and add value
- Potential HMO conversion (STPP)
- Close to parks, wetlands and local schools
- Council tax - B
- EPC - E

















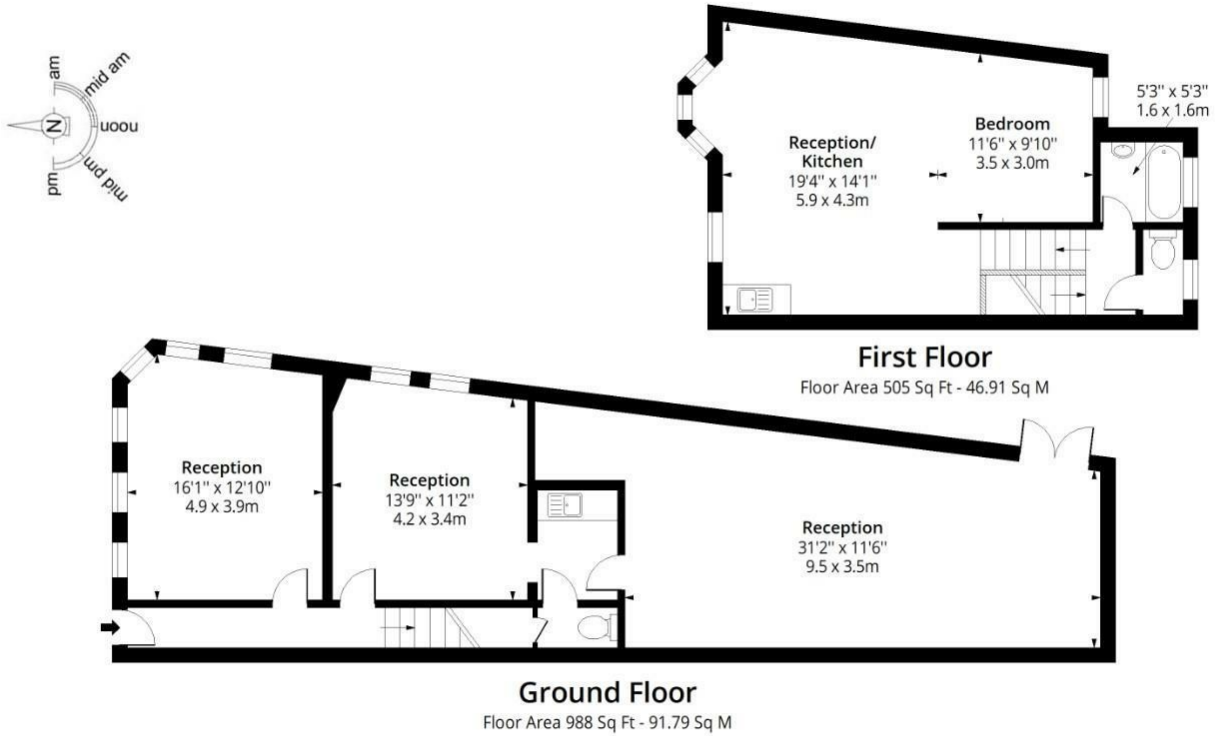






Seymour Avenue N17

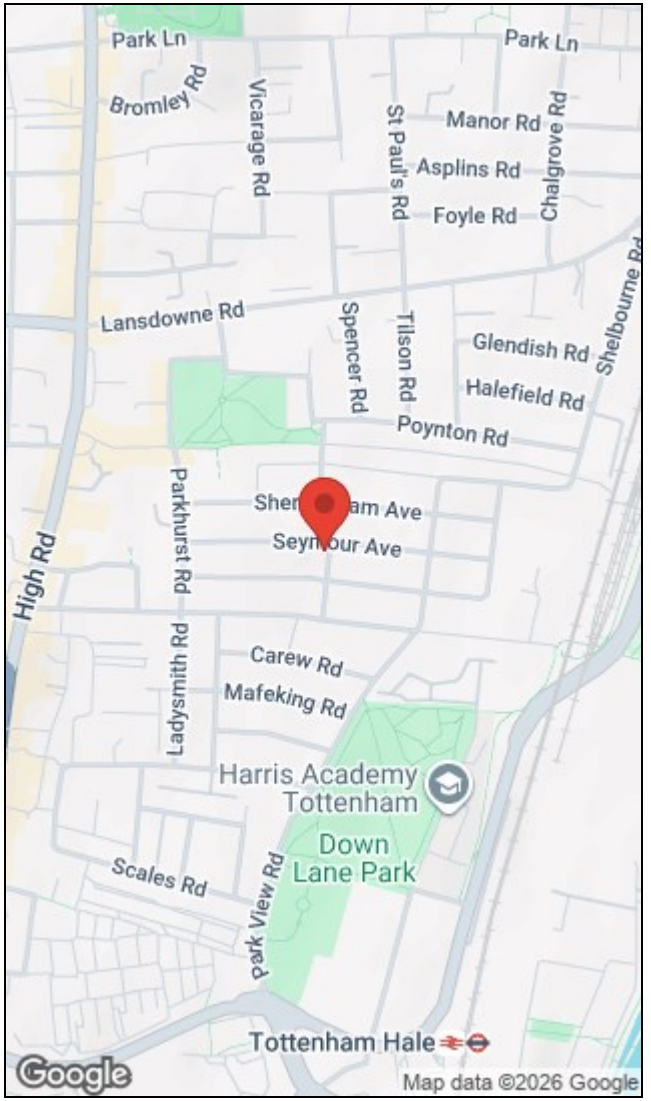
Approximate Gross Internal Area = 1493 Sq Ft - 138.70 Sq M

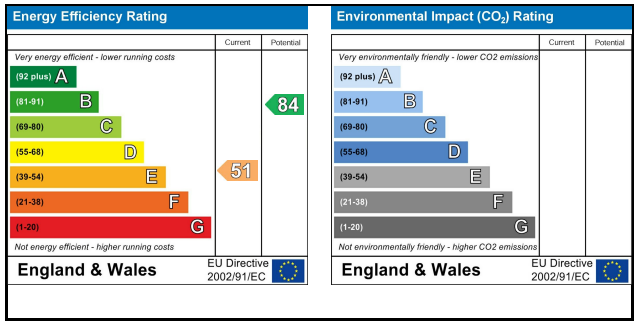


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RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.





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The Property Ombudsman

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