



3 bed apartment to buy in N17

Gloucester Road, London, N17 6LP

£170,000 Starting Bid

 x3  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ For Sale by Auction
- ✓ Three-bedroom split-level
- ✓ Approximately 779 sq ft (72.3 sq
- ✓ Spacious 18'4 open-plan kitchen/reception room
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Offered for sale by auction is this spacious three-bedroom split-level apartment, arranged over the third and fourth floors and extending to approximately 779 sq ft (72.3 sq m).

The third floor comprises a bright open-plan kitchen/reception room measuring over 18 ft, providing an excellent living and entertaining space, together with a well-proportioned double bedroom. The upper floor offers two further bedrooms, a family bathroom, and a separate WC, creating a practical layout well suited to families, sharers or investors.

The property offers excellent potential for refurbishment and modernisation, allowing buyers to add value and personalise the accommodation to their own requirements (subject to any necessary consents).

Ideally located within easy reach of excellent transport links, local amenities and green spaces, this property represents an attractive opportunity for owner occupiers and buy-to-let investors alike.

Offered for sale by auction. Please refer to the auction legal pack for further information.

LOCATION

Situated on Gloucester Road, Tottenham N17, the property enjoys a convenient North London location with an excellent range of local shops, supermarkets, cafés and restaurants nearby. The area is well served by transport, with Bruce Grove and Tottenham Hale stations within easy reach, providing London Overground services together with Victoria Line Underground and National Rail connections into Central London and beyond.

Residents also benefit from nearby bus routes, a selection of schools, leisure facilities and green open spaces including Tottenham Marshes and Down Lane Park. The area has seen significant regeneration in recent years, making it increasingly popular with both homeowners and investors.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 104

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £4,000.00

Price: Starting Bid £170,000

Property Type: Apartment

Parking: Allocated

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

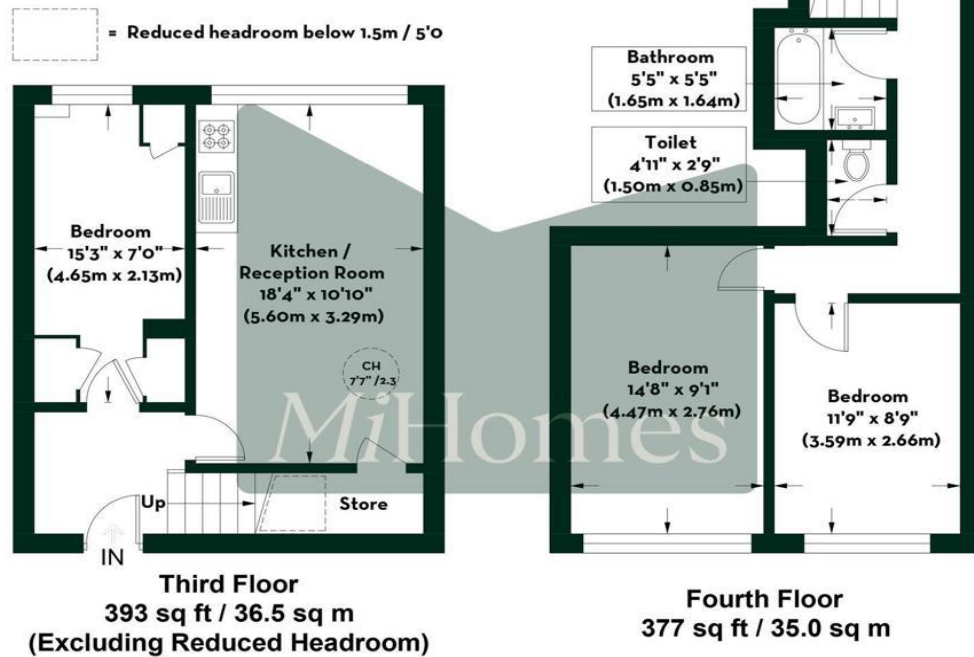
Mobile signal coverage: Good

Gloucester Road, N17

Approximate Gross Internal Floor Area = 770 sq ft / 71.5 sq m

Reduced Headroom = 9 sq ft / 0.8 sq m

Total = 779 sq ft / 72.3 sq m



**Certified
Property
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings 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. (ID1316340)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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