



## Shelbourne Road, London, N17 9YH

### £2,500 Per Month



Nestled on the charming Shelbourne Road in London, this delightful terraced house offers a perfect blend of comfort and style. Built in the 1930s, the property has been thoughtfully updated while retaining its classic appeal. Spanning an impressive 1,041 square feet, this home features two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

The property boasts three well-proportioned bedrooms, providing ample space for a growing family or those seeking a home office. The bathroom is conveniently located, ensuring ease of access for all residents. Recent enhancements include new flooring throughout the downstairs area and a fresh coat of paint, creating a bright and inviting atmosphere.

One of the standout features of this home is the lovely conservatory, which offers a serene space to relax and enjoy the views of the west-facing garden. This outdoor area is perfect for gardening enthusiasts or for simply unwinding in the sun after a long day. Additionally, the property includes parking for one vehicle, a valuable asset in this bustling city.

With its prime location and modern updates, this terraced house on Shelbourne Road presents an excellent opportunity for those looking to settle in a vibrant London neighbourhood.

Available NOW

- Three Bed 1930s Mid-Terrace house
- Two reception rooms
- Fitted kitchen
- Conservatory
- 40 ft west facing garden (Parking to rear)
- first floor bathroom
- Good size bedrooms
- Chain free
- Excellent investment with rentals up to £2500 pcm
- Walking distance to Northumberland Park Over Ground

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444



Approximate Gross Internal Floor Area = 96.75 sq m / 1041 sq ft

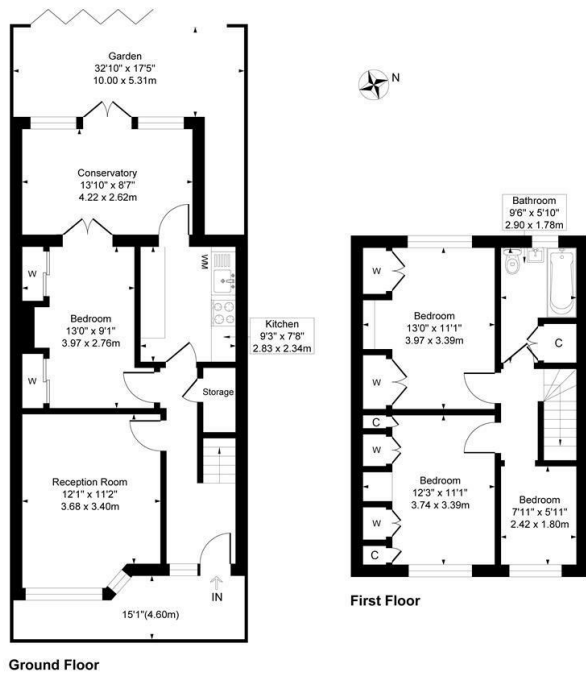
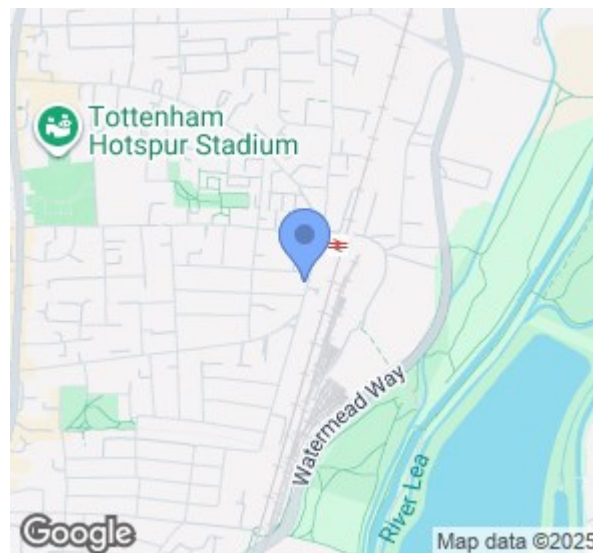


Illustration for identification purposes only, not in scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</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>	<b>66</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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**Cole Harding**

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