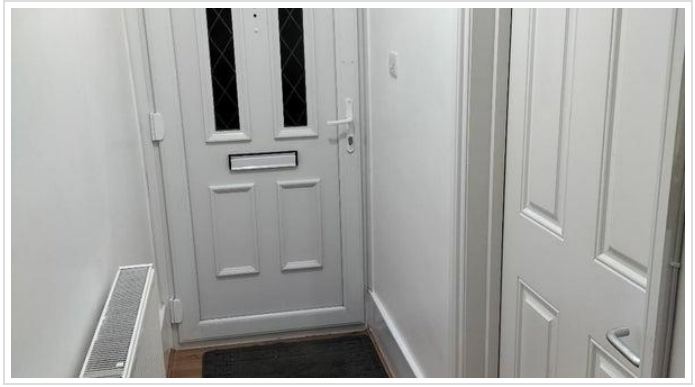


5 Bed Terraced In Woodside Gardens , London, N17 6UW

£800,000





SHORT DESCRIPTION

Property Ref: 17044 More photos to be added soon A rare opportunity to acquire a Victorian freehold terraced house on the sought-after Woodside Gardens, N17, offered with the benefit of a fully licensed and planning-approved 5-person HMO with five letting rooms. Currently producing GBP 48,000 gross rental income per annum, the property is let to settled, reliable tenants with a strong payment record who keep the house in good order. The current arrangement has proven to be a very low-management investment. Located within Haringey's Article 4 area for HMOs, where planning permission is required for change of use from a family dwelling to a small HMO, the existing approval is a particularly valuable feature for investor buyers. The property may also be sold with vacant possession, making it suitable for investors, owner-occupiers seeking a spacious family home, or a live-in landlord looking to benefit from the existing HMO licence and planning approval. The ground floor comprises an entrance hall with stairs to the first floor, a bright and spacious front room with a bay window, a second room overlooking the rear garden, and a kitchen with direct garden access. The kitchen features matching wall and base units, work surfaces, an inset sink, and a gas hob with overhead extractor. On the first floor, there are three generously sized bedrooms, two with bay windows, and a family bathroom. The home underwent a full refurbishment less than 20 years ago. Key Features: • Large kitchen-diner with direct garden access • Family bathroom • Double glazing • Gas central heating Property Type: Terraced Full selling price: £800000.00 Pricing Options: Fixed Price Tenure: Freehold Council tax band: D EPC rating: C Measurement: 1320 sq.ft. Outside Space: Front Garden, Rear Garden Parking: On street Heating Type: Central Chain Sale or Chain Free: Chain Free Possession of the property: Tenanted.

5

Bed Room(s)

1

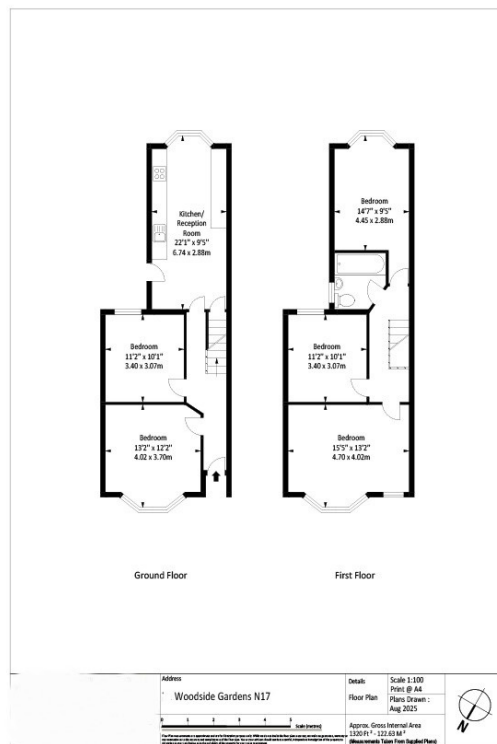
Bath Room(s)

0

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

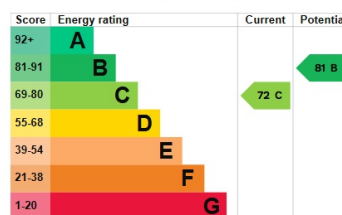
Valid until 7 March 2036	Certificate number 0300-2068-6570-2806-0921
Property type Mid-terrace house	Total floor area 122 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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