







## The Property

A three-bedroom, two-reception, freehold terraced house with a large private garden, perfectly located on the desirable Roseberry Gardens, Haringey, N4. The property offers generous living space across two floors and presents an exciting opportunity for buyers seeking a home they can refurbish and modernise to their own taste.

The home currently holds an active HMO licence, valid from 05 January 2021 to 04 January 2026, and is licensed for a maximum of 7 occupants across 5 households. It is presently let and is currently tenanted, making it equally appealing to landlords looking for an income-generating property with licensing already in place.

Inside, the property features two bright reception rooms, a modern fitted open plan kitchen, a separate utility room, and a ground-floor shower room.

Upstairs, there are three well-proportioned bedrooms alongside a second contemporary shower room. While well arranged and full of potential, the house would benefit from cosmetic updating and modernisation, offering a great canvas for families or investors looking to add value.

The private rear garden provides useful outdoor space for children, relaxation, or entertaining, with scope for improvement or landscaping.

## Location

Roseberry Gardens is a peaceful, tree-lined residential street popular with young families and professionals. The area offers a wonderful selection of local



amenities, with Green Lanes, Crouch End and Finsbury Park all close by.

Excellent transport links via Harringay Overground, Manor House Underground, and Finsbury Park Station provide fast connections to Central London, the City, and major travel hubs. Nearby green spaces include Finsbury Park, Woodberry Wetlands, and the Parkland Walk, making this a well-rounded and highly convenient location.

### Property Description Disclaimer

Tony Alan Estates act as the seller's agent for this property. The details contained within this listing are provided for general guidance only and do not form part of any offer or contract. Every care has been taken in preparing the property information; however, the accuracy of the description, floor plans, measurements, photographs, and other details cannot be guaranteed. Prospective purchasers must satisfy themselves as to the correctness of any information by inspection or by consulting a qualified professional.

The seller has confirmed the information provided, unless marked as a draft. Tony Alan Estates may not have visited or measured the property directly, and some details may have been supplied by the vendor. Any fixtures, fittings, appliances, or services referred to have not been tested and no warranty is given as to their condition or functionality.

If you require clarification on any point, please contact our office before making arrangements to view or submit an offer. All formal enquiries, including legal and structural matters, should be directed to your appointed solicitor or surveyor.



In accordance with UK legislation, successful buyers will be required to complete anti-money laundering (AML) and proof of funds checks before a memorandum of sale can be issued. Tony Alan Estates may use an approved third-party provider to carry out these checks, and a non-refundable fee may be payable directly to that provider.







**COUNCIL TAX BAND**

Tax band: D.  
Council Tax Cost: £2207.94

**TENURE**

Freehold

**LOCAL AUTHORITY**

Haringey London Borough Council

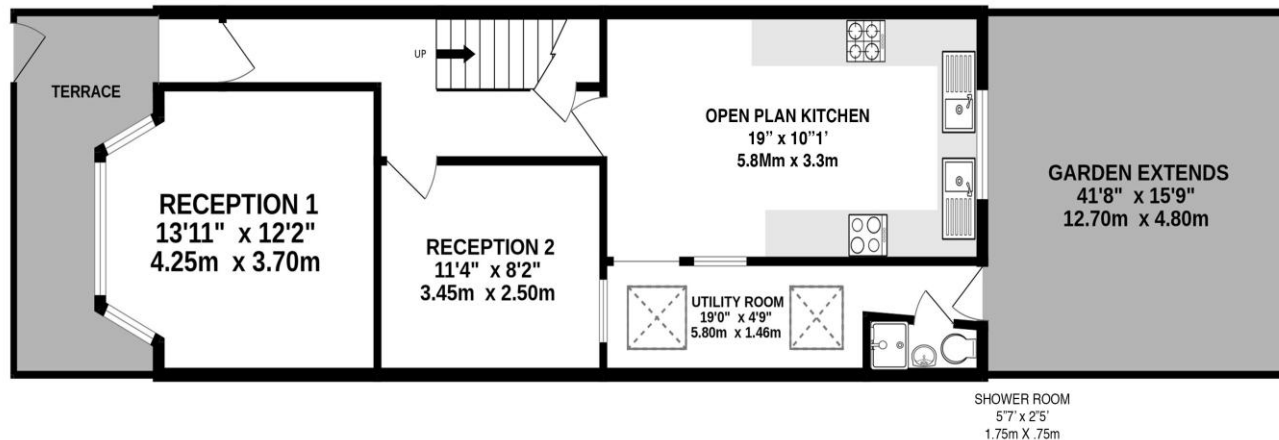
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## Features

- Beautiful Three Bedroom Terraced House
- Two Bright and Spacious Reception Rooms
- Modern Fitted Kitchen with Separate Utility Room
- Two Showers & Toilets
- Huge Private Rear Garden
- Freehold Property & Chain Free
- HMO Licensed for up to 7 People (5 Households)
- Close to Excellent Schools, Parks and Local Amenities
- Excellent Transport Links via Haringay, Finsbury Park and Manor House Stations
- Highly Sought-After Family Location in Haringey, N4



**GROUND FLOOR**  
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 1188 sq.ft. (110.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

