



Hamilton Park, London, N5 1SH

Asking Price: £800,000

3 Total Bedrooms

An end terrace house near Highbury Barn. In need of significant structural work, this house would not be likely to have a mortgage raised against it and is priced accordingly for cash buyers

- 3 Total Bedrooms
- House
- End of Terrace

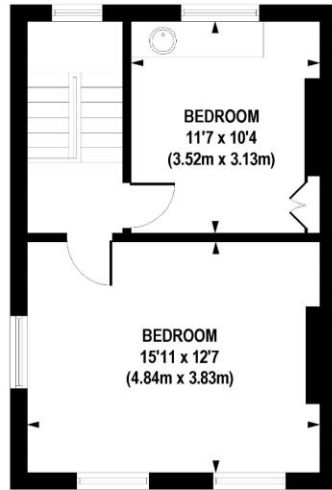


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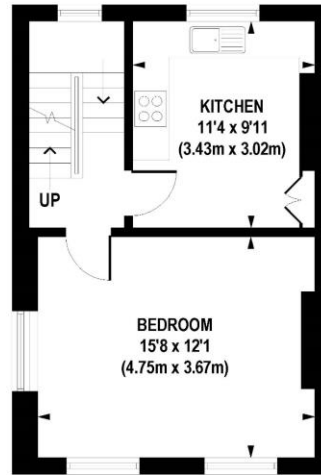
Owned for decades by the same family, this property is an end terrace family home on sought after Hamilton Park.

From an initial and unqualified inspection, this dwelling appears to have severe structural issues, and has been priced accordingly. It is our view a buyer would have to be cash, and know what they are doing.

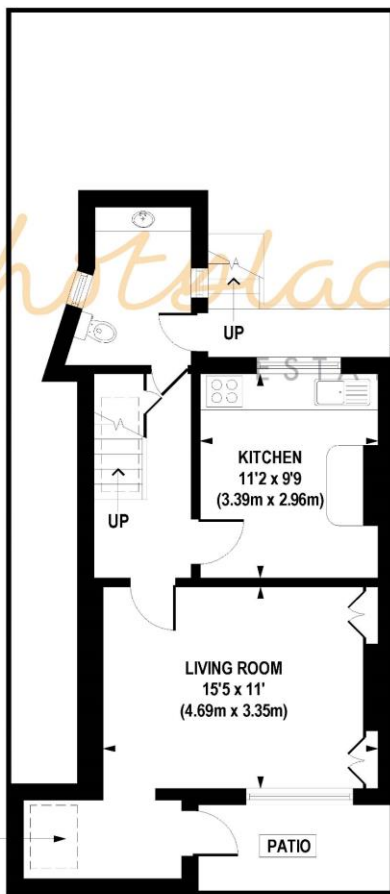




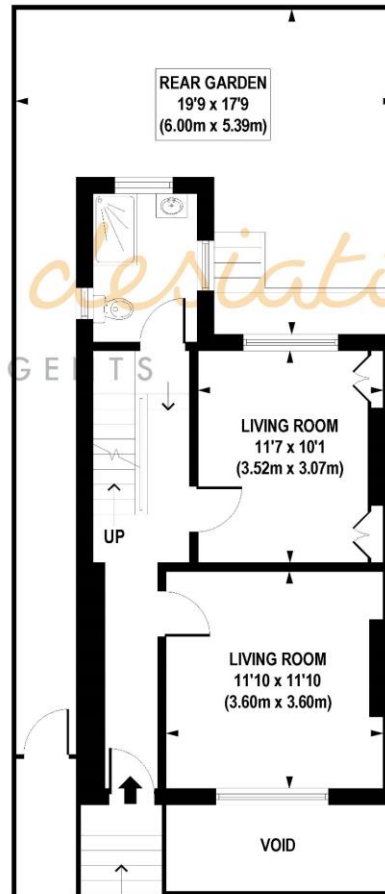
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 392 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 370 SQ FT



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 442 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 426 SQ FT

APPROX. GROSS INTERNAL AREA FLOOR 1630 sq. ft / 151.48 sq. m (Including Restricted Height Area)
APPROX. GROSS INTERNAL AREA FLOOR 1618 sq. ft / 150.32 sq. m (Excluding Restricted Height Area)

Floorplan is for illustrative purposes only and is not to scale.
 Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
 Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

