



### 3 bed terraced house to buy in

Thornbury Close, London, N16 8UX

**£450,000** Starting Bid

🏠 x3 🚿 x1 🚿 x1

Tenure

**Leasehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 3 Bedrooms
- ✓ 1 Bathroom
- ✓ Terrace
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Thornbury Close is a well-positioned residential property offering excellent potential for and value enhancement. Situated in Dalston, the property presents an ideal opportunity for investors or buyers looking to modernise and create a bespoke home.

The accommodation is generously proportioned, with scope to reconfigure and upgrade to contemporary standards. While the property would benefit from throughout, it provides a solid foundation for improvement and capital growth.

The location is a key highlight, with a wide range of local amenities nearby. Nearby Stoke Newington Church Street offers an array of independent cafés, restaurants, and boutique shops, while larger supermarkets and everyday conveniences are within easy reach. Green spaces such as Clissold Park are also close by, providing excellent leisure and recreational options.

Transport links are strong, with Dalston Kingsland, Stoke Newington and Rectory Road Overground stations offering direct access into Liverpool Street and connections across London. Numerous bus routes serve the area, ensuring convenient travel to the City, West End, and surrounding neighbourhoods.

Overall, this property represents a fantastic opportunity for those seeking a project in a vibrant and well-connected London location.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 89

Annual Ground Rent Amount: £9.00

Annual Service Charge Amount: £1,662.00

Price: Starting Bid £450,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Thornbury Close, N16

Approximate Gross Internal Area = 89.9 sq m / 968 sq ft  
 Shed = 1.8 sq m / 19 sq ft  
 Total = 91.7 sq m / 987 sq ft

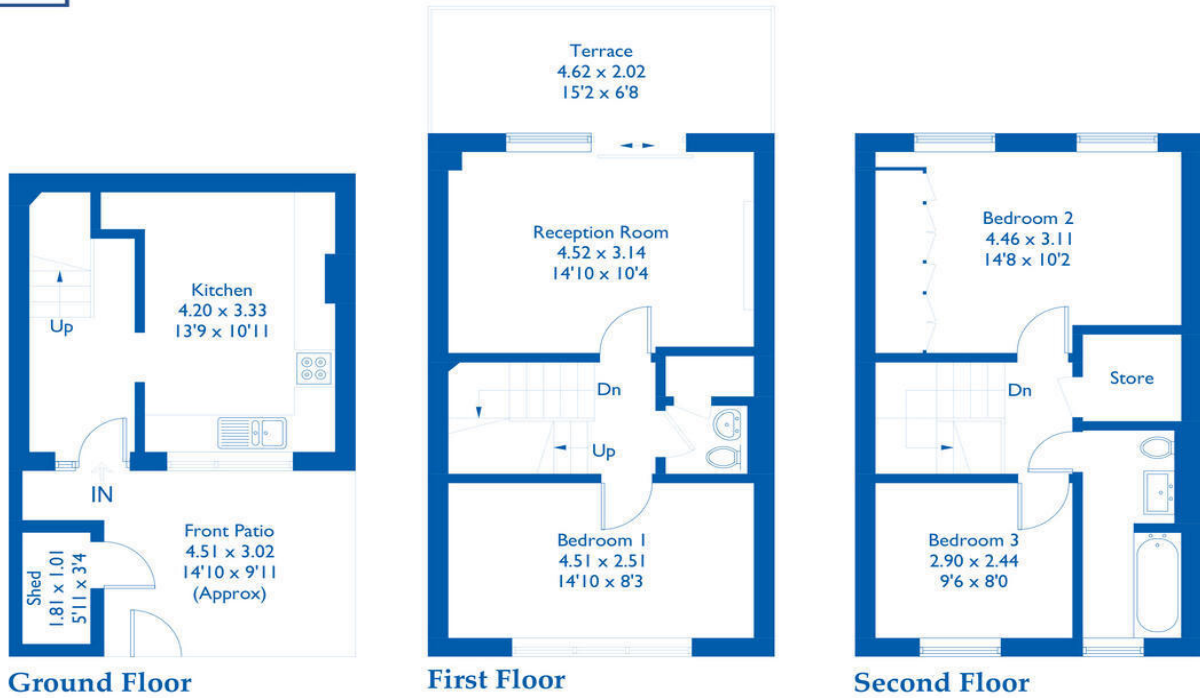


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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