# London terrace under £1 million highlights growing mould and disrepair crisis in Haringey homes



A three-bedroom terrace property in London has recently entered the housing market at a price tag of just under £1 million. However, its unconventional state, marked by significant disrepair, has sparked curiosity and caution among prospective buyers. While the listing describes it as a "fantastic opportunity" for a family home, a boarded-up front door signals that this residence is in dire need of substantial renovations.

Inside the property, the reality is starkly evident. Photographs reveal a kitchen where the floorboards have been ripped up, ceilings are crumbling, and cupboards appear to cling precariously to dirty walls. The living room tells a disheartening tale of neglect, with degraded wallpaper marred by black mould. Additionally, the presence of discarded items—ranging from a black wheelie bin and an Eiffel Tower-shaped lampshade to badminton rackets—contributes to an impression of chaos.

As buyers ascend the uncarpeted, soiled staircase, they encounter bedrooms that embody the neglect permeating the house. One blue-walled bedroom, adorned with curtains hanging off their poles, features ripped floorboards and a makeshift window clasped shut with a piece of string. Another room, although possessing a charming fireplace, suffers from crumbling, mouldy wallpaper and a deteriorating ceiling.

Outside, what was once a spacious garden has devolved into a makeshift dump, littered with household refuse such as bins, bicycles, and chairs smothered by overgrown plants. This unfortunate state of affairs isn't simply an isolated example; it reflects broader trends in many parts of London, particularly in areas like Haringey.

Recent research highlights Haringey’s alarming status as the London borough with the highest number of mould and damp complaints, averaging 30.71 reports per 10,000 housing units. Data from Uswitch indicates that eight of the top ten local authorities for mould complaints are situated in London, with many residents facing challenges related to inadequate heating. With 60 per cent of respondents reporting mould growth in their homes, the health implications of living in such conditions are increasingly concerning. The links between mould and respiratory issues elevate the stakes for both tenants and landlords alike.

Local authorities have faced mounting pressure to improve living conditions. In response to these complaints, Haringey Council has initiated a comprehensive plan to tackle housing disrepair, with a focus on ensuring “liveable conditions” for tenants. This includes a proactive approach to inspections and improvements as councils respond to growing public concern, particularly within densely populated urban settings.

The experience of this three-bedroom property underlines a critical aspect of London’s housing market—its juxtaposition of opportunity and necessity for extensive renovation. Despite the allure of a perennially coveted location and the potential for expansion, as noted in the listing with mention of loft conversion possibilities pending planning approval, the reality is that many homes in this area reflect the broader struggles with damp and mould prevalent across London.

Ultimately, prospective buyers are left to contemplate whether the chance to own a home in North London is worth the extensive investment of both time and resources required to reclaim a residence from such debilitating conditions. While the listing boldly states that "an internal viewing is highly recommended," it is clear that this opportunity comes with significant caveats that may deter those unprepared for the challenges ahead.

### Reference Map

1. Paragraphs 1, 2, 3, 4, 5
2. Paragraphs 5, 6
3. Paragraph 6
4. Paragraphs 6, 7
5. Paragraph 7
6. Paragraph 7
7. Paragraphs 6, 7

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.dailymail.co.uk/news/article-14716729/Three-bedroom-London-terrace-sale-inside.html?ns_mchannel=rss&ns_campaign=1490&ito=1490> - Please view link - unable to able to access data
2. <https://www.propertywire.com/news/londons-haringey-the-most-complained-about-local-authority-for-damp-and-mould/> - Haringey in North London has received the highest number of complaints regarding mould and damp in England, with an estimated 31 complaints per 10,000 housing units. Other top local authorities include Hammersmith and Fulham, Lambeth, and Lewisham. Eight of the top 10 local authorities with the most complaints are in London. The article emphasizes the health hazards of living in a mouldy home and the need for both landlords and tenants to address the issue. It also highlights the impact of rising energy costs on heating usage and the subsequent worsening of mould problems.
3. <https://haringeycommunitypress.co.uk/2025/03/07/haringey-tops-table-of-damp-and-mould-complaints-in-england/> - Haringey has topped the table of damp and mould complaints in England, with 30.71 complaints per 10,000 homes managed. The article discusses the Liberal Democrat councillors' call for Haringey Council to provide 'liveable conditions' for tenants and addresses the council's response to the data. It also mentions the council's proactive action plan and the 'zero tolerance' approach adopted since housing services came back under its control in 2022.
4. <https://www.standard.co.uk/news/london/london-borough-damp-mould-rankings-england-b1216006.html> - Uswitch’s latest Mouldy Nation Report reveals that eight of the top 10 local authorities receiving complaints about mould or damp are in London. The article provides a ranking of London boroughs based on the number of complaints per 10,000 units, with Haringey at the top, followed by Hammersmith and Fulham, Lambeth, and Lewisham. It also discusses the health risks associated with living in a property with mould and the link between mould and respiratory issues.
5. <https://www.insidehousing.co.uk/insight/housing-ombudsman-how-social-landlords-should-handle-damp-and-mould-complaints-73812> - The article discusses the Housing Ombudsman’s findings on how social landlords should handle damp and mould complaints. It presents data on maladministration rates for various landlords, including Hammersmith & Fulham Council, Haringey Council, and Camden Council. The article emphasizes the need for landlords to address damp and mould issues promptly and effectively to ensure tenant health and safety.
6. <https://www.insidehousing.co.uk/news/news/council-launches-damp-and-mould-strategy-after-topping-ombudsmans-worst-performers-list-74212> - A London council, recently deemed the worst performing landlord in the country regarding damp and mould, has launched a new strategy to tackle the issue across its stock. The plan includes more regular inspections and an investment of £620 million. The article highlights the council's commitment to addressing damp and mould issues and improving housing conditions for tenants.
7. <https://www.venti-group.com/faq/where-in-the-uk-is-the-most-damp/> - The article addresses the critical issue of damp and mould prevalence within towns across England. It highlights areas with the highest incidence of damp, including Haringey, Hammersmith & Fulham, and Lambeth in London. The report discusses factors contributing to damp issues, such as high-density housing, older property stock, and a large private rented sector. It also mentions the impact of overcrowding and poor ventilation on condensation issues.