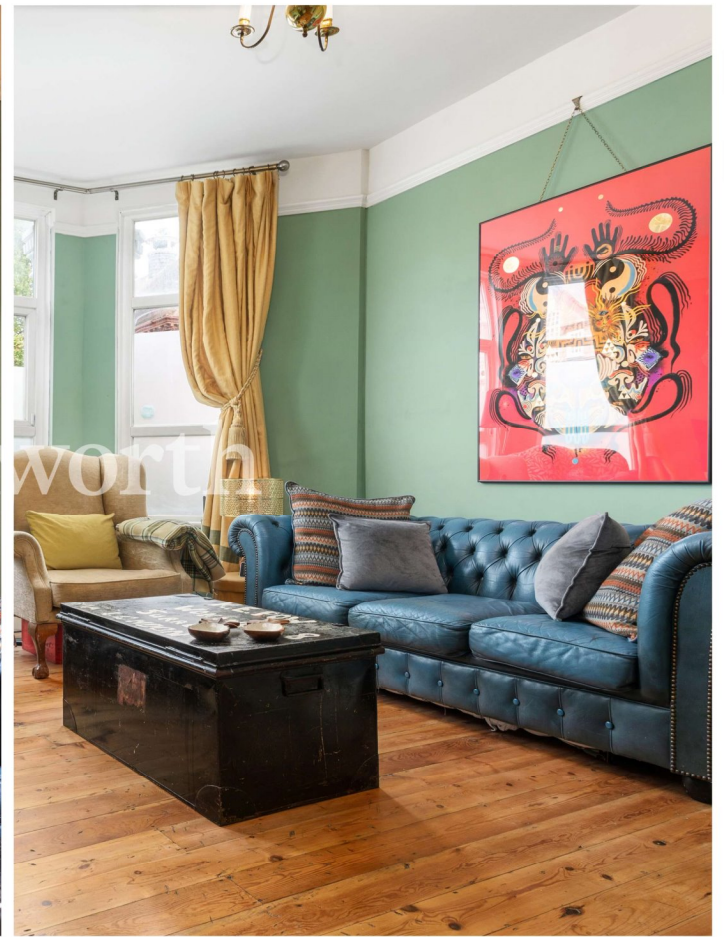




MATTISON ROAD, N4
£600,000 SHARE OF FREEHOLD

A TWO BEDROOM GARDEN FLAT.

Harringay | 020 8800 5151 | harringay@winkworth.co.uk



DESCRIPTION:

Meticulously crafted and thoughtfully updated to enhance its original charm, this is a home that blends classic character and elegant modern interiors to create a flexible living space that truly stands out in our increasingly sought-after neighbourhood.

Internally, this residence spans approximately 741 sq.ft of living space and includes a 62.10 ft. x 17.3 ft. private south facing garden, complete with a secluded garden office.

At the rear, the spacious 22.1 ft. open-plan living kitchen dining room boasts a large bay window

that leads into the garden, ensuring the space is bathed in natural light all year round.

The property features two double bedrooms, with the larger bay-fronted bedroom currently being used as an office/living space. Ample storage space and a luxurious modern bathroom complete the properties' interior.

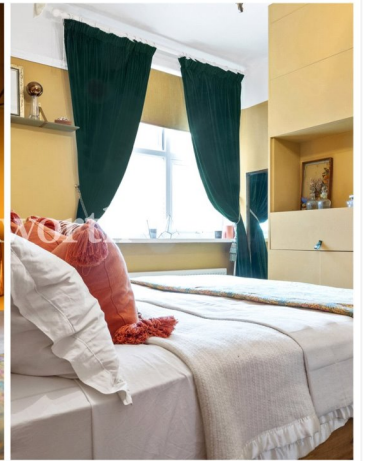
Throughout you'll find solid wood floors, full double glazing, high ceilings, fitted wardrobes, and a tasteful colour scheme.

Mattison Road is situated among the charming streets of the highly desirable Harringay Ladder, which

has emerged as one of North London's most coveted and vibrant locations.

This lively neighbourhood is a thriving hub for young professionals and families, boasting a diverse and culturally rich community of residents.

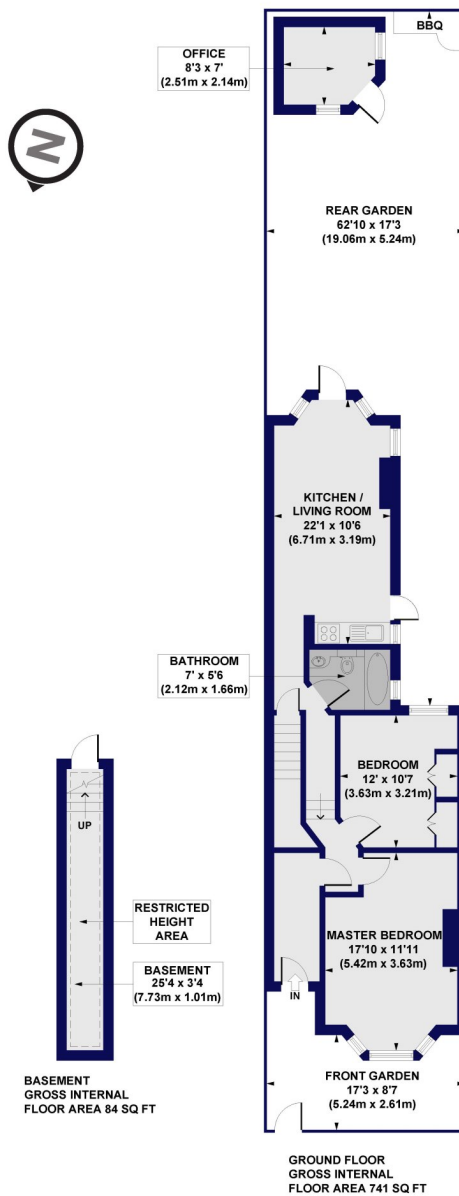
Stroll to the end of the street, and you'll discover Green Lanes Harringay, a bustling thoroughfare offering an array of independent restaurants, cozy coffee shops, fresh produce shops, and inviting pubs. Here, you'll be truly spoiled for choice, whether you're seeking a dining experience or a tranquil spot for a coffee or a glass of wine in this North London gem.



Mattison Road, N4

Approx. Gross Internal Floor Area 880 sq. ft / 81.75 sq. m (Including Restricted Height Area & Office)

Approx. Gross Internal Floor Area 741 sq. ft / 68.87 sq. m (Excluding Restricted Height Area & Office)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	