



ROSLYN ROAD, N15  
**£750,000 FREEHOLD**

## A THREE BEDROOM FAMILY HOME

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## DESCRIPTION:

Nestled on one of the area's most coveted Victorian streets, this meticulously designed home spans approximately 1121 sq ft across three spacious floors. Thoughtfully styled by its current owners, the residence seamlessly integrates classic period charm with modern touches, resulting in a stylish and functional haven for both family living and social entertaining.

Upon entering, a warm and inviting hallway leads to the expansive double reception room. Enhanced by a bay window, a fireplace, hardwood floors, and bespoke shelving, this space has been skilfully opened up by the owners, offering an ideal setting for relaxation and gatherings. The modern kitchen at the rear

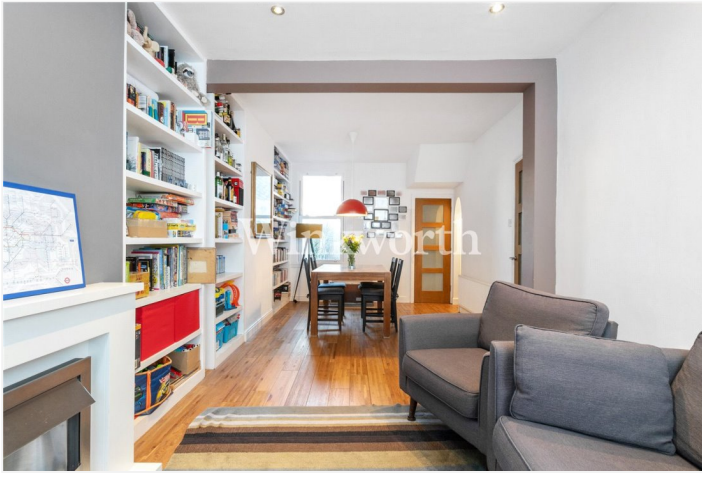
provides direct access to the private rear garden.

Ascending to the first floor reveals two of the three double bedrooms, with the largest spanning the entire width of the front. An oversized modern bathroom complements this level. The converted loft space, added around eight years ago, boasts another spacious bedroom with a Juliet balcony overlooking the rear.

Conveniently located, the property is just a 10-minute walk from the Victoria line and Overground station at Seven Sisters (Zone 3), providing swift access to the City or West End and serving as a preferred route for Crossrail 2. The nearby Cycle Superhighway (CS1) offers a fast,

safe, and direct journey to the city from Tottenham High Road to Liverpool Street.

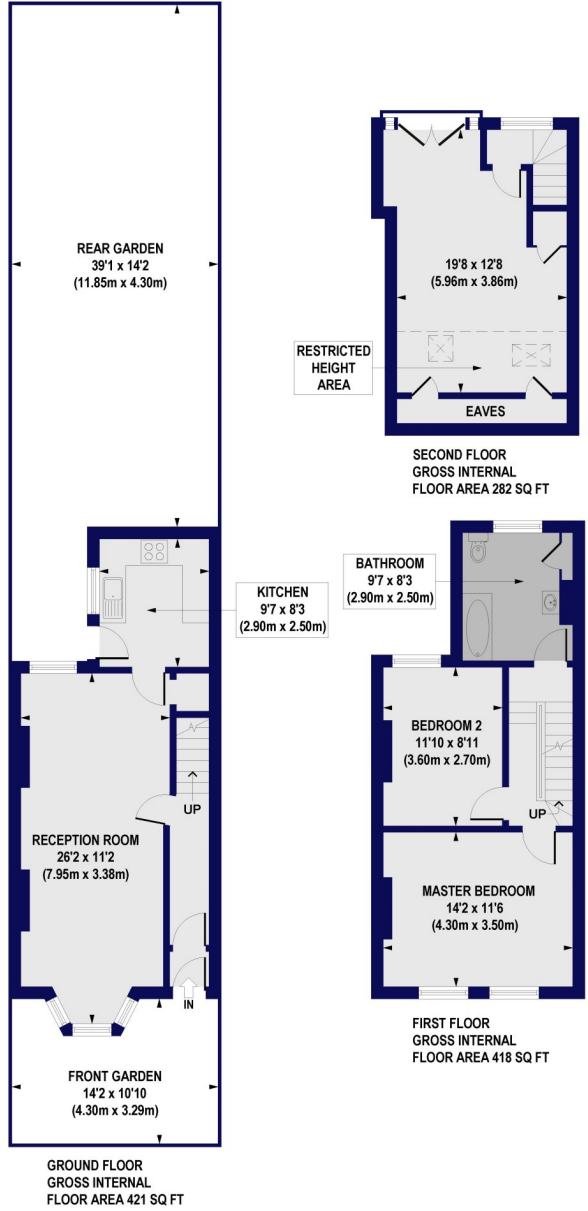
South Tottenham, undergoing a transformative regeneration, is a popular North London neighbourhood known for its attractive housing, green spaces, and creative atmosphere. The development of Seven Sisters station promises to elevate the area further. Enjoy proximity to lively bars, cafes, and restaurants along Green Lanes Harringay and West Green Road N15. Leafy Downhills Park and Chestnuts Park, with excellent cafes and play areas, are nearby. With top-notch nurseries and schools, along with a welcoming community, this property ticks all the right boxes.



# Roslyn Road, N15

Approx. Gross Internal Floor Area 1121 sq. ft / 104.13 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 1035 sq. ft / 96.11 sq. m (Excluding Restricted Height Area & Eaves)



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.

**Winkworth**

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.

