



PEMBROKE ROAD, N15
£395,000 LEASEHOLD

CHARMING FIRST-FLOOR VICTORIAN FLAT IN THE HEART OF N15

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DESCRIPTION:

Winkworth are pleased to present this delightful first-floor flat on Pembroke Road, ideally located in one of North London's most dynamic and up-and-coming neighbourhoods.

Set within a handsome Victorian terrace and occupying the entire top floor, the property offers approximately 634 sq. ft. of well-proportioned living space, with the loft space demised to the flat, offering excellent potential for future extension (subject to the usual planning and freeholder consents). It's an ideal first home with scope to personalise and add value.

Inside, the layout includes a bright and spacious front reception room — perfect for

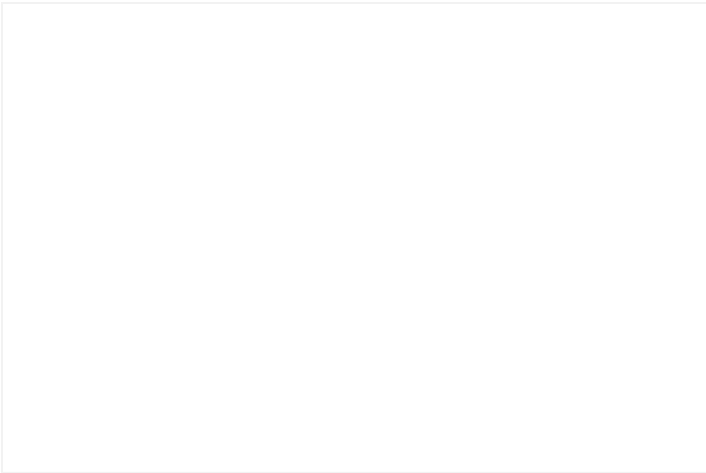
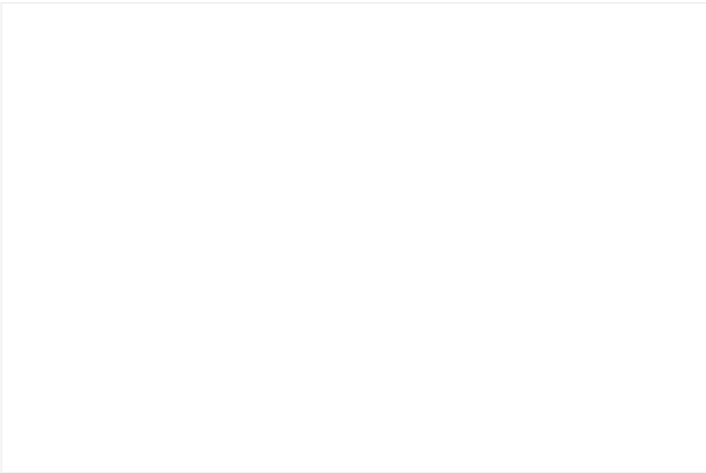
entertaining or unwinding — a generous double bedroom, a second single bedroom or home office, a separate fitted kitchen, and a well-appointed bathroom.

The location is a key advantage. Just a short walk from both Tottenham Hale and Seven Sisters stations, you'll enjoy excellent connectivity: the Victoria Line whisks you to King's Cross in three stops and Oxford Circus in six, while Overground and National Rail services offer fast routes to Liverpool Street and Stansted Airport. Cyclists benefit from the nearby CS1 Cycle Superhighway, which offers direct links to the City.

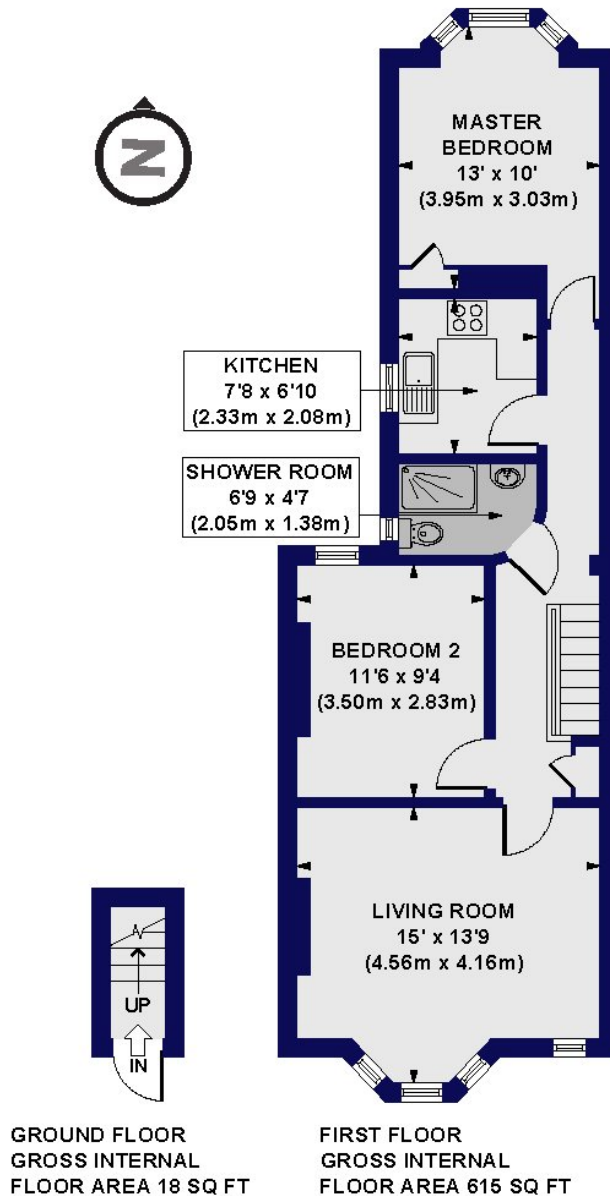
Pembroke Road is at the heart of a thriving neighbourhood with a growing reputation for its

community spirit, green spaces, and eclectic mix of local amenities. Nearby Markfield Park, Walthamstow Wetlands, and a local nature reserve offer welcome breathing space, while families will appreciate the selection of nurseries and schools in the area.

Foodies and coffee lovers will enjoy the area's rich variety of independent cafés, restaurants, and pubs. Highlights include True Craft's sourdough pizza and craft beers, brunch spots like The Palm and Ten to One on Philip Lane, and buzzing venues such as Pasero, Blighty India, and The High Cross. Tottenham Hale Retail Park also offers convenient shopping and dining options.



Pembroke Road, N15
Approx. Gross Internal Floor Area 634 sq. ft / 58.84 sq. m



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.

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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.

Tenure: Leasehold

Term: 150 years

Service Charge: £0 per annum

Ground Rent: £0 Annually

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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