



CARLINGFORD ROAD, N15  
**£1,100,000 FREEHOLD – UNDER OFFER**

**A FIVE BEDROOM FAMILY HOME.**

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## DESCRIPTION:

Tucked away on a quiet, tree-lined street in a sought-after Low Traffic Neighbourhood, this beautifully renovated five-bedroom Victorian home strikes the perfect balance between period charm and modern living. With 1,880 sq. ft. of thoughtfully designed space, every detail has been carefully considered to create a home that is both stylish and functional.

From the moment you step inside, the quality of the refurbishment is clear. The house has been completely rewired and replumbed, with new ceilings and plasterwork throughout. Underfloor heating runs through the kitchen diner and both

bathrooms, ensuring a touch of luxury in everyday living. Bespoke fitted cabinetry has been seamlessly integrated into the home, providing stylish and practical storage, while privacy glass windows offer a modern, discreet touch.

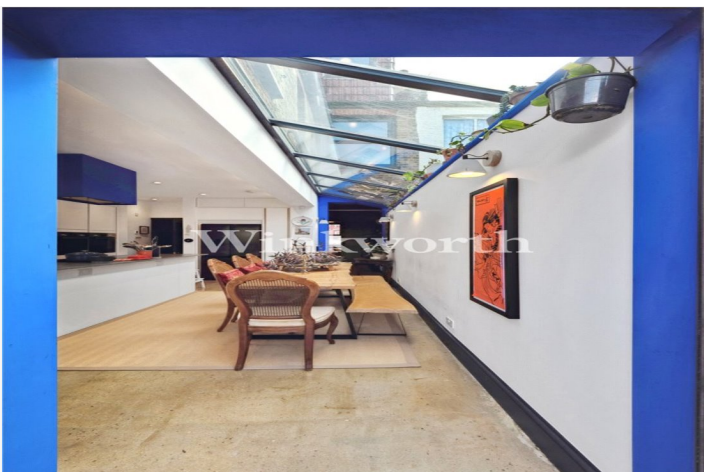
Despite the extensive upgrades, the house remains rich in Victorian character. The original front door, elegant wooden dividing doors, intricate coving, and a charming open fireplace in the front reception room all pay tribute to the home's heritage.

The ground floor is designed for flexible living. The two interconnecting reception rooms

are filled with natural light, offering the ideal setting for relaxing or entertaining. At the heart of the home, the stunning kitchen diner is both spacious and beautifully appointed. A bifold window opens directly onto the garden, creating a unique indoor-outdoor connection. A separate utility room and downstairs WC add further convenience to the space.

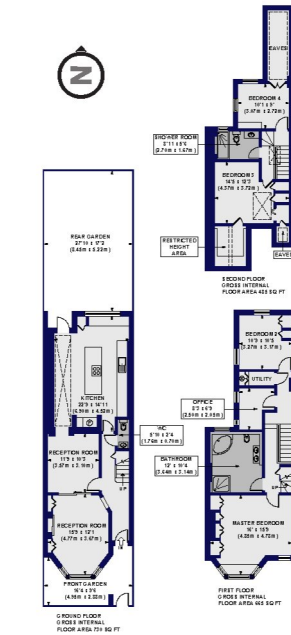
The rear garden has been designed with both practicality and relaxation in mind. It features a built-in outdoor kitchen/BBQ, perfect for summer gatherings, as well as a child-safe pond and a storage shed. At the front there is plenty of space for bike storage which caters to urban commuters.





## Carlingford Road, N15

Approx. Gross Internal Floor Area 1880 sq. ft / 174.72 sq. m (including Restricted Height Area & Eaves)  
Approx. Gross Internal Floor Area 1757 sq. ft / 163.22 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including gas and electric, are shown on the plan and do not constitute any warranty or representation by the seller, their agent or the estate agent. Any measurements shown on the plan are for information only and should not be relied upon for any prospective purchases.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**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.