

DUCKETT ROAD, N4

£595,000 SHARE OF FREEHOLD

A TWO BEDROOM DUPLEX APARTMENT.

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DESCRIPTION:

Set across the top two floors of a handsome Victorian home, this two-bedroom duplex apartment offers just shy of 1,200 sq ft of beautifully proportioned living space filled with natural light.

The accommodation opens with a generous living room at the front of the house. Its elevated position and south-facing aspect mean it's bathed in daylight year-round, while the tall windows, high ceilings and restored floorboards give it a timeless character. This room really sets the tone for the rest of the apartment.

To the rear sits the kitchen-diner, fitted with plenty of cupboards

and large enough to comfortably accommodate a dining table. A rear bay window provides charming views across the terraces behind.

There are two double bedrooms. The first is on the lower level, overlooking the terrace of houses at the back. Restored floorboards and a calming outlook make this a sympathetic nod to the home's Victorian roots. The second bedroom is quietly tucked away upstairs at the rear, offering a sense of privacy.

A modern bathroom completes the flat, fitted with a contemporary suite including a bathtub with shower fittings.

The apartment also benefits from a substantial loft space at the front. With the right consents, this offers exciting scope to extend – whether for an additional bedroom, bathroom or dedicated workspace.

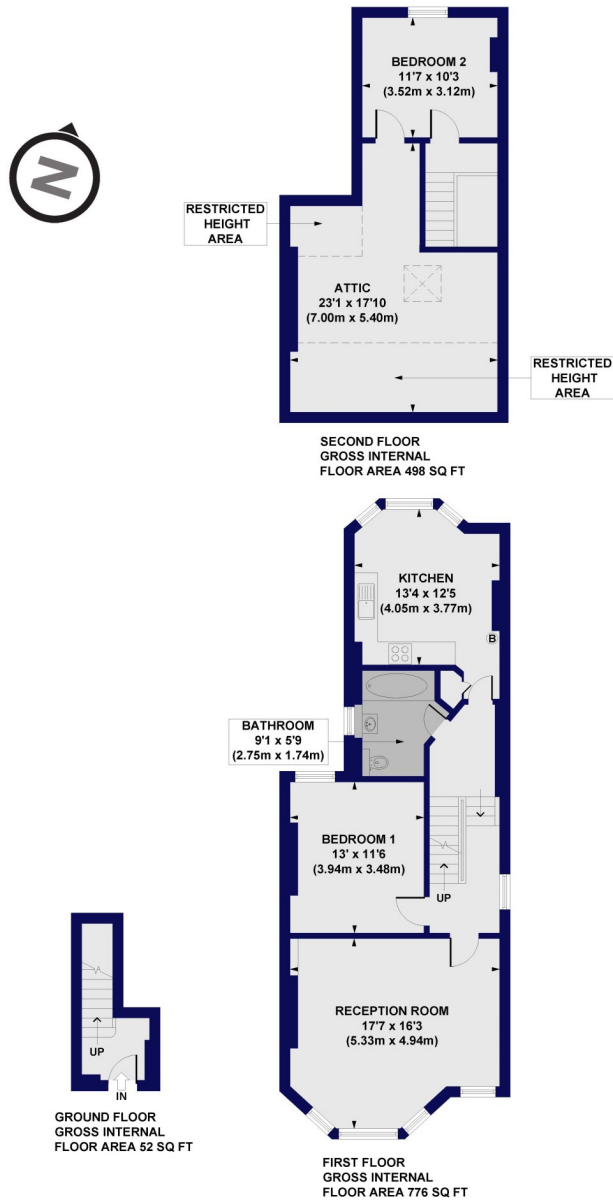
Harringay has become one of North London's most vibrant neighbourhoods, with Green Lanes at its heart. A dynamic mix of cafés, bakeries and restaurants has turned it into a true destination. Recent arrivals like Green on the Lanes, Stamp for brunch, and The Dusty Knuckle bakery's newest outpost sit alongside long-time favourites such as Jam In A Jar with its brunch and live music, the much-



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Approx. Gross Internal Floor Area 1326 sq. ft / 123.15 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1195 sq. ft / 110.99 sq. m (Excluding Restricted Height Area)



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.

Tenure: Share of 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.