



PROSPECT PLACE, N17
£685,000 FREEHOLD

2-BED HOUSE

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DESCRIPTION:

Now available for viewings from this month, May 2025. Being sold Chain Free.

Welcome to Prospect Place, set in the heart of the highly sought-after "Old Tottenham Village," a rare opportunity to own a charming period home in one of Tottenham's most historic and greenest enclaves. Surrounded by mature trees and open parkland, this beautiful home is full of character and original features, offering a peaceful retreat with excellent transport links and a thriving local community.

Brimming with period charm, the property is a true one-of-a-kind. The spacious reception room boasts a classic fireplace and wooden floors, creating a warm

and inviting space perfect for both relaxing and entertaining. The well-designed kitchen-diner features stylish fitted units and an additional larder, leading directly to a private garden—an oasis of calm ideal for alfresco dining during the warmer months. Upstairs, the first floor comprises two comfortable and elegantly decorated double bedrooms, each full of natural light.

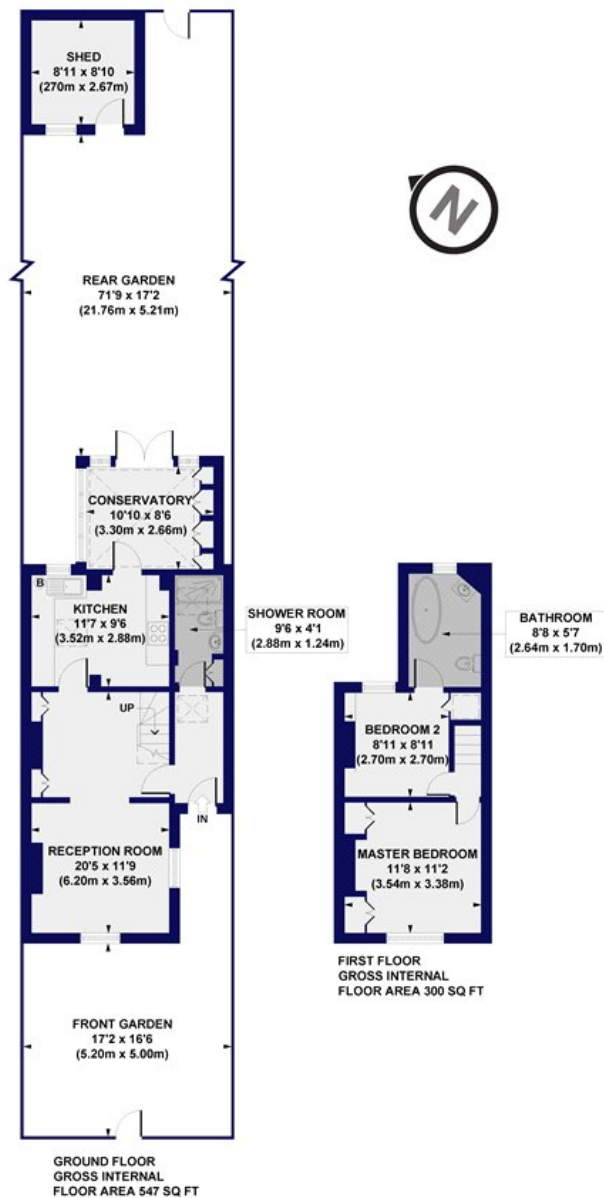
Located directly opposite Bruce Castle Park, the home enjoys uninterrupted views of lush greenery. The park itself offers an abundance of open space, tennis courts, basketball courts, a children's playground, a lido, and a natural play area. The historic Bruce Castle Museum, also within the park, hosts regular exhibitions, community festivals,

and free arts and crafts workshops, making it a cultural and social hub for the neighbourhood.

A strong sense of community is at the heart of this corner of Tottenham. The Antwerp Arms, North London's first community-owned pub, is a beloved local institution where neighbours gather for quiz nights, craft evenings, and to enjoy locally brewed Tottenham craft beers from Redemption and Beavertown. The pub's kitchen is open on Friday evenings and weekends, making it the perfect spot for a leisurely Sunday brunch.



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Approx. Gross Internal Floor Area 847 sq. ft / 78.71 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.

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: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

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.