



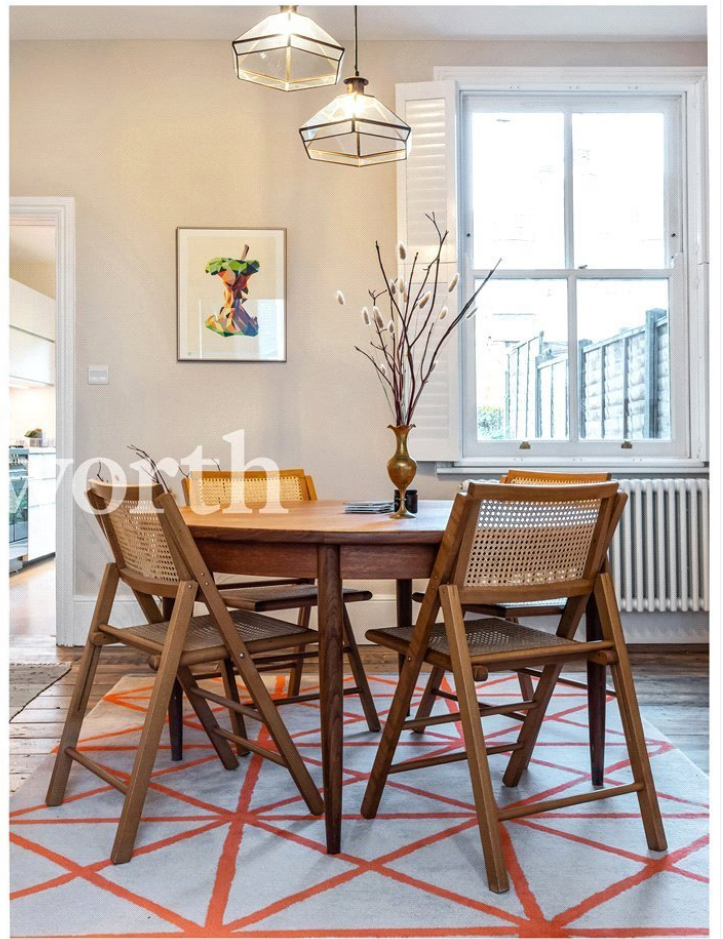
GREYHOUND ROAD, LONDON, N17

**£700,000 FREEHOLD**

## A THREE BED HOUSE

Harringay | 020 8800 5151 | [harringay@winkworth.co.uk](mailto:harringay@winkworth.co.uk)





## DESCRIPTION:

This beautifully presented Victorian family home arrives onto the market in excellent condition, offering over 1,000 sq. ft. of characterful living space arranged over two floors.

A classic example of its era, the house combines period detail with a bright, practical layout that works perfectly for modern family life.

To the front, two receptions have been opened up to create a generous through space, filled with natural light and retaining period charm with high ceilings, fireplaces and wood flooring. The rear of the house opens into a lovely kitchen/diner, the true heart of the home, with plenty of room to cook, eat and gather —

perfect for hosting dinner parties or long summer evenings with friends.

Out back, a 28ft west-facing garden is filled with mature planting and a patio area, a great spot for barbecues and outdoor entertaining.

Upstairs, three well-proportioned bedrooms are served by a smart family bathroom, with scope to extend into the loft in the future (subject to planning). The main bedroom spans the full width of the house, with dual sash windows drawing in light and a feature fireplace adding character. The rear bedroom makes an ideal home office, enjoying views over the garden.

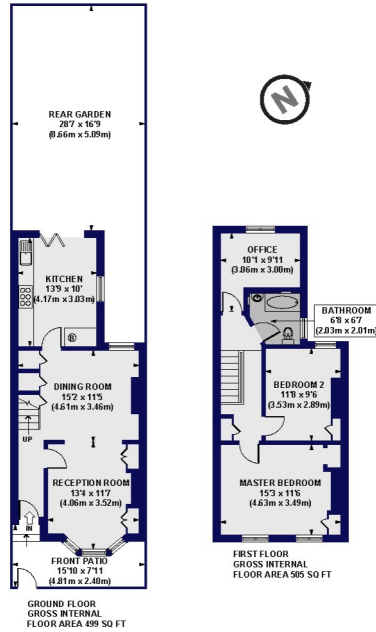
Greyhound Road sits within a highly regarded collection of Victorian streets just off Philip Lane, offering a peaceful setting with a strong sense of community. The location is well connected: Seven Sisters station (Victoria Line/Overground) is a 15-minute walk, putting King's Cross, the City and Central London within easy reach, alongside 24-hour weekend tube services. Tottenham Hale (with the Stansted Express) and Bruce Grove BR (20 minutes to Liverpool Street) are also close by.







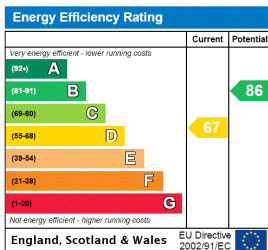
Greyhound Road, N17  
Approx. Gross Internal Floor Area 1004 sq. ft / 93.23 sq. m



All measurements of walls, doors, windows, fittings and appliances, including gas and electricity, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or the estate agent. Any intended alterations must be subject to the appropriate planning permission and the seller's consent. The information contained in these plans is for illustration purposes only and should be used as a guide only for 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:**

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.