



STATION CRESCENT, N15  
**£775,000 FREEHOLD**

## A 4 BEDROOM HOUSE

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





**DESCRIPTION:**

Down a quiet side-street moments from Chestnuts Park, this elegant four-bedroom brick fronted Victorian terrace house has period features and an approx. 27 ft landscaped west-facing back garden.

This property balances classic period features with contemporary design including exposed wood floors throughout, cast iron fire places and wooden sash windows. Internal accommodation is arranged over three levels due to a recent loft conversion and provide 1,124 sq. ft of living space plus storage space. The current owners currently have planning permission for a ground floor

side-return extension.

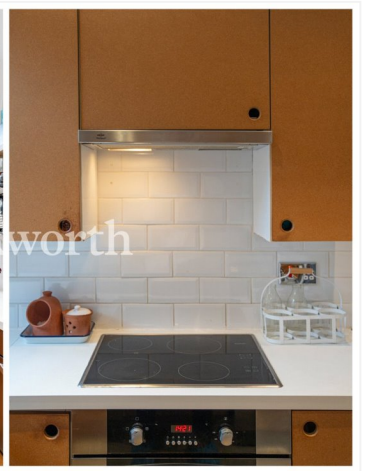
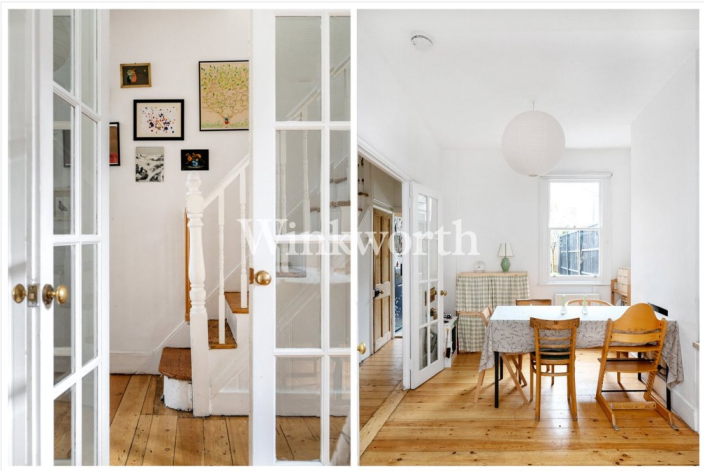
On the ground floor you have a perfect social and functional living space by way of a double through living room with sash bay window at the front affording lovely morning sun due to its east-facing orientation. This cosy room boasts a lovely cast iron first place, bespoke cupboard and seating area in the recesses. The 2nd living area at the rear is currently being used as a dining room. Finally at the rear you are met with a ground floor wc and a good size modern fitted kitchen opening on to a approx. 27ft. private back garden.

The stunning west- facing back

garden is extremely secluded benefiting from afternoon and evening sun and has a wonderful Japanese themed setting.

On the first floor are two double bedrooms, the larger of which spans the width of the house at the front, you'll also find an oversized four piece bathroom at the back with large window overlooking the garden. Up again to the top floor, the loft conversion provides two further bright and airy bedrooms, including a master bedroom with dormer window, with two large Velux windows, a large window with Juliette balcony to rear, built in cupboards and an en-suite shower room.

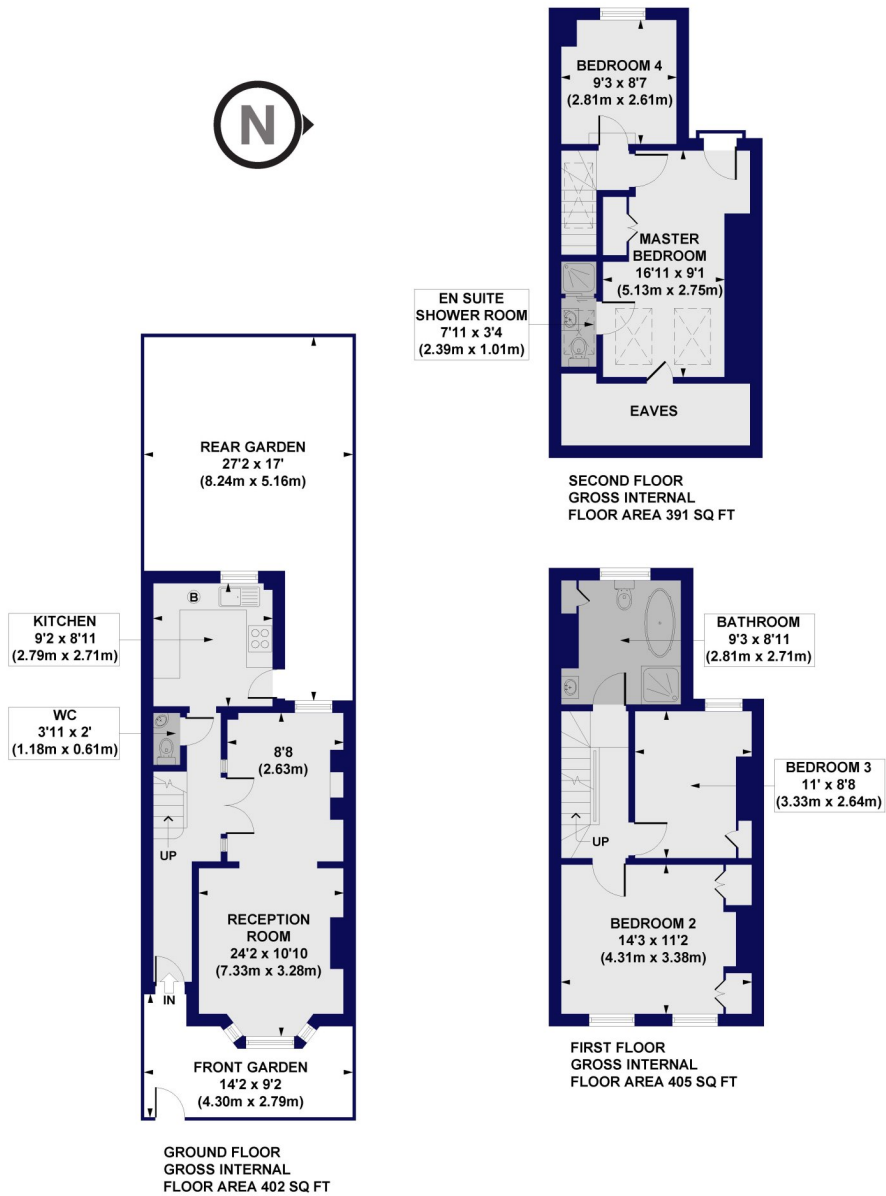




# Station Crescent, N15

Approx. Gross Internal Floor Area 1198 sq. ft / 111.31 sq. m (Including Eaves)

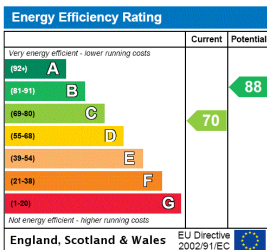
Approx. Gross Internal Floor Area 1124 sq. ft / 104.46 sq. m (Excluding Eaves)



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:** Expires -  
**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.