



PAGE GREEN TERRACE, LONDON, N15

£550,000 LEASEHOLD

UNDER OFFER AT £540,000

A 2 BED FLAT WITH SHARED GARDEN

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DESCRIPTION:

Within touching distance of Seven Sisters tube sits this exceptional two-bedroom first floor apartment, retaining original features and with access to a shared west-facing garden, converted from the entire first floor of a handsome end of terrace Edwardian Villa.

Arranged over the entire first floor and extending to 859 Sq.ft / 79.78 Sq.m of living space.

Off the grand landing you have a striking living/entertaining space, an unusually large reception room with original pine floorboards, a period fireplace, attractive ceiling mouldings and

with natural light pouring through the stunning corner bay sash windows completing the look.

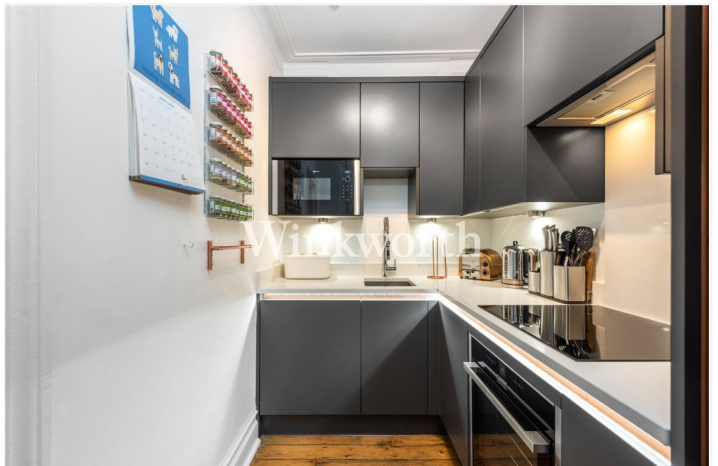
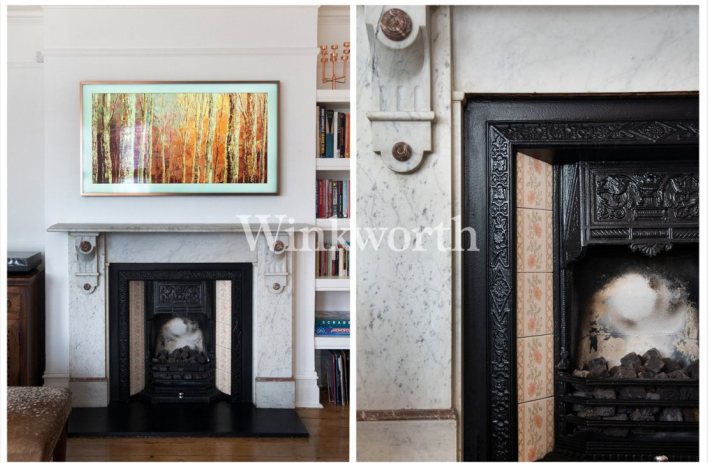
Off the living room the clean lines of the all grey kitchen complement the elegant features of this flat with integrated appliances, solid work tops and a window affording natural light.

There are two double bedrooms conveniently spaced for privacy. The grand master bedroom is well-proportioned with sash bay windows, timber floors and two large recesses for storage cupboards. The good sized modern bathroom service both bedrooms with a separate Wc.

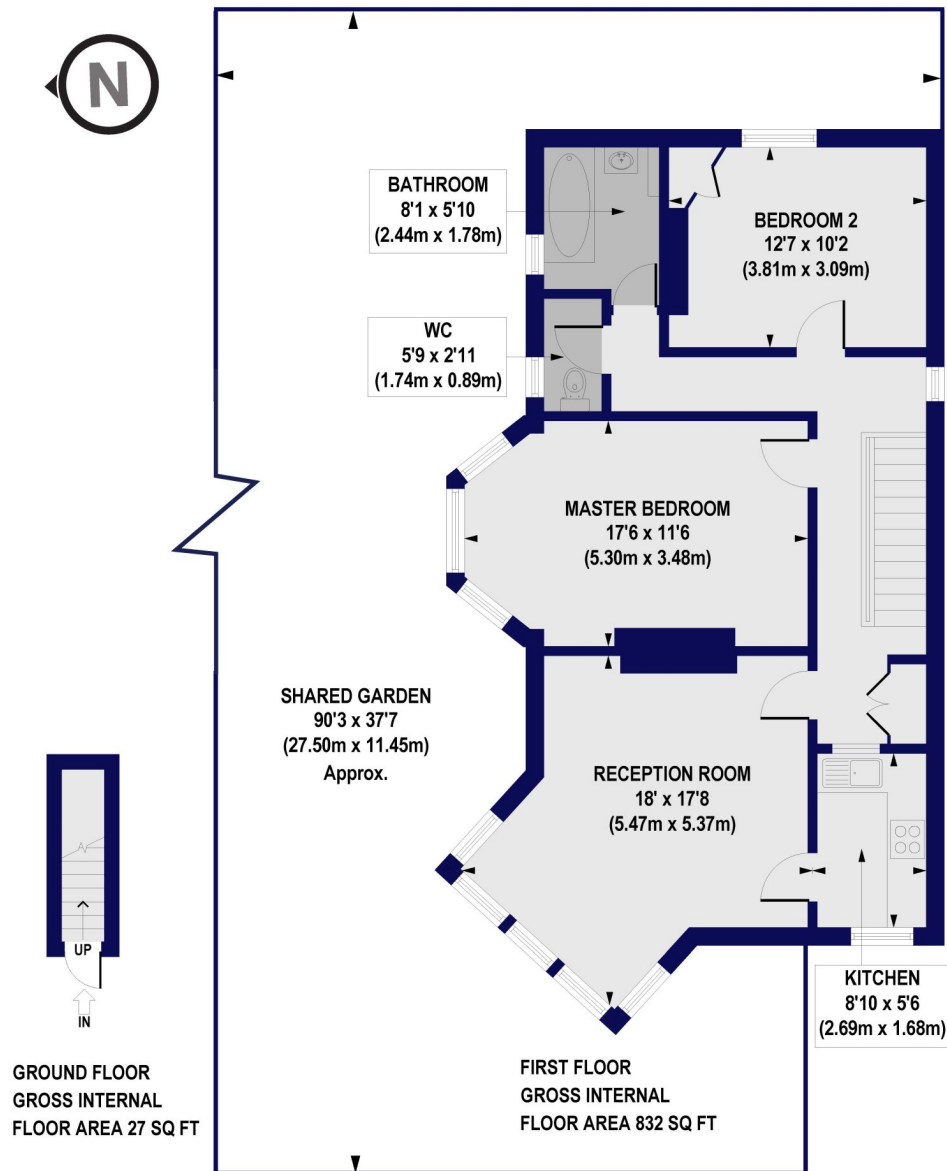
You can access the shared and seclude west-facing garden with lawned area, borders and small trees and two benches and a useful secure bike storage unit, this secluded space offers a lovely peaceful oasis for family and friends to enjoy.

Found on a highly sought after turning, set back from the road within 200 yards of Seven Sisters Underground Station (Victoria Line Zone 3) and British rail line with links into Liverpool Street. South Tottenham Overground station is also just a short stroll.

This desirable location in N15 has an array of local shops and several new cafes, bars, music venues and arts centres within



Green Terrace, High Road, N15
Approx. Gross Internal Floor Area 859 sq. ft / 79.78 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	74	80
EU Directive 2002/91/EC		