



JANSONS ROAD, N15

£600,000 FREEHOLD – UNDER OFFER AT £650,000

2 BED HOUSE WITH ADDITIONAL LOFT ROOM

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DESCRIPTION:

There is something very charming about this gorgeous cottage, its tucked away on a very quiet street off Philip Lane within a highly sought after enclave of N15 and provides a pleasant living space, complimented by way of plenty of character and charm.

The property forms part of an attractive terrace of homes and comprises - ground floor with two reception rooms, both of generous proportions with stripped wood floors and period fireplaces, there is also a modern extended fitted kitchen with high ceilings that leads to a generous south-east facing peaceful, mature garden – this is a real sanctuary of calmness within this

buzzy North London neighbourhood. The first floor occupies two spacious double bedrooms which are very light and airy with a comfortable ambience and period features, there is also a bathroom and stairs up to an additional loft room.

An increasingly popular “hotspot” amongst young professionals, Seven Sisters is a vibrant location with a spirited and welcoming community as well as attractive housing stock plus lots of green spaces.

The house itself is located in a quiet part of South Tottenham, in a sought-after conservation area

less than ten minutes’ walk from Seven Sisters Station, with direct connections to Kings Cross, Central London and the City, including 24-hour tube service on weekends.

You will also be able to take a short stroll to the award-winning Downhills Park which is home to a wonderful community café and tranquil rose garden – it’s very popular with the locals and the kids love it. Along Philip Lane and just moments from the property, you can grab a coffee at With Milk, have lunch or dinner and a drink or two at The Palm, not to mention Ten to One for cocktails and Sushi Heads if you enjoy your Japanese delicacies. Five minutes’ walk in the other direction towards the High Road there is



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Approx. Gross Internal Floor Area 1023 sq. ft / 94.94 sq. m (Including Restricted Height Area)
Approx. Gross Internal Floor Area 921 sq. ft / 85.54 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.

