



**HERMITAGE ROAD, LONDON, N4**  
**£300,000 LEASEHOLD**

**A ONE BEDROOM SECOND FLOOR PERIOD  
CONVERSION FLAT, ON THE MUCH SOUGHT AFTER,  
HERMITAGE ROAD, N4.**

**Stoke Newington | | stokenewington@winkworth.co.uk**



#### **DESCRIPTION:**

Situated on the second floor of an attractive period conversion, this well-presented one bedroom flat benefits from an abundance of natural light throughout, enhanced by its open aspect down the adjacent Eade Road.

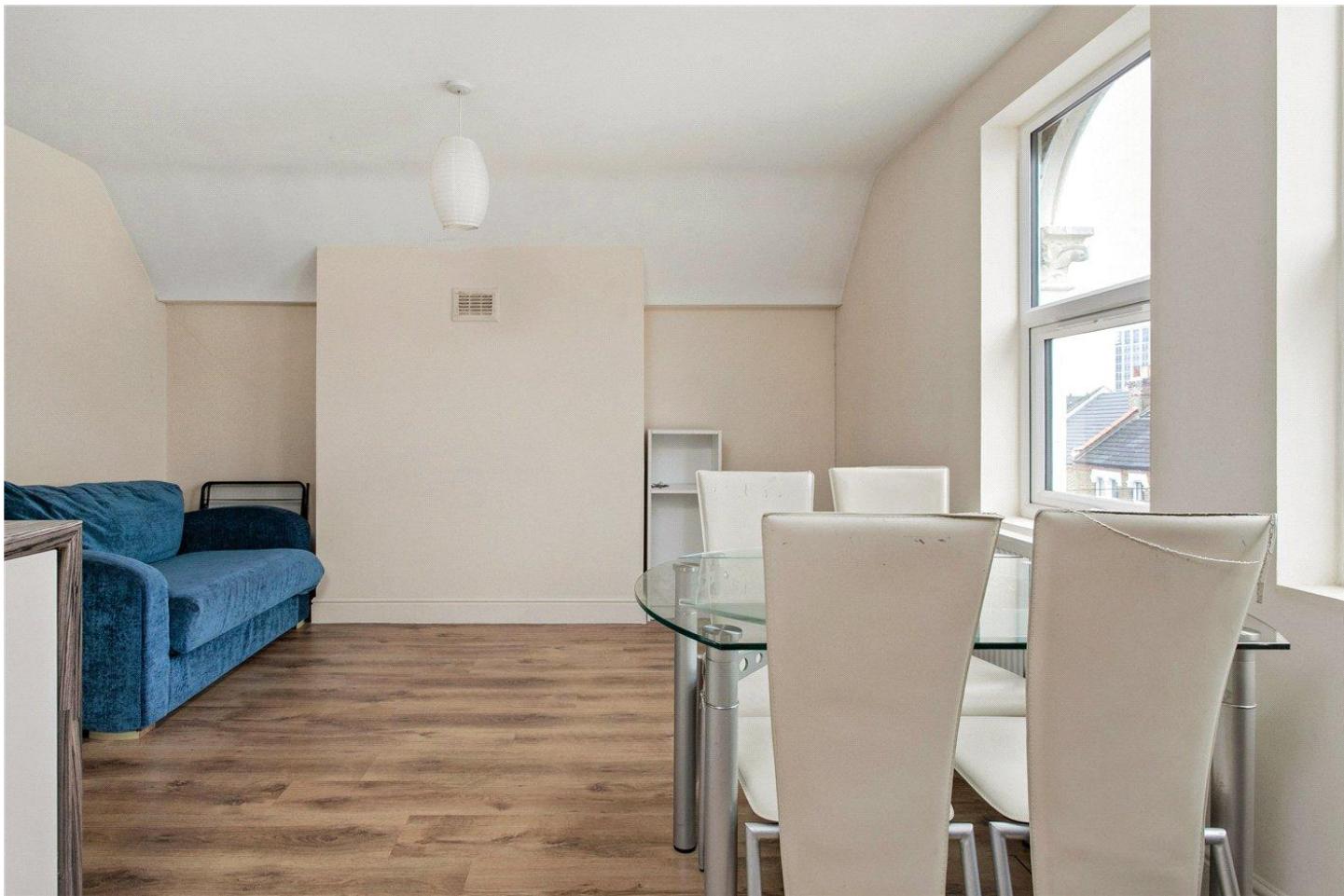
The accommodation comprises a bright open-plan reception with fitted kitchen, a generous double bedroom and a well-appointed bathroom. The flat feels airy and inviting, making excellent use of the space.

Further benefits include a chain free sale, share of the freehold and an elevated position for added security and natural light.

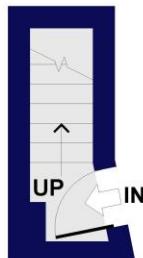
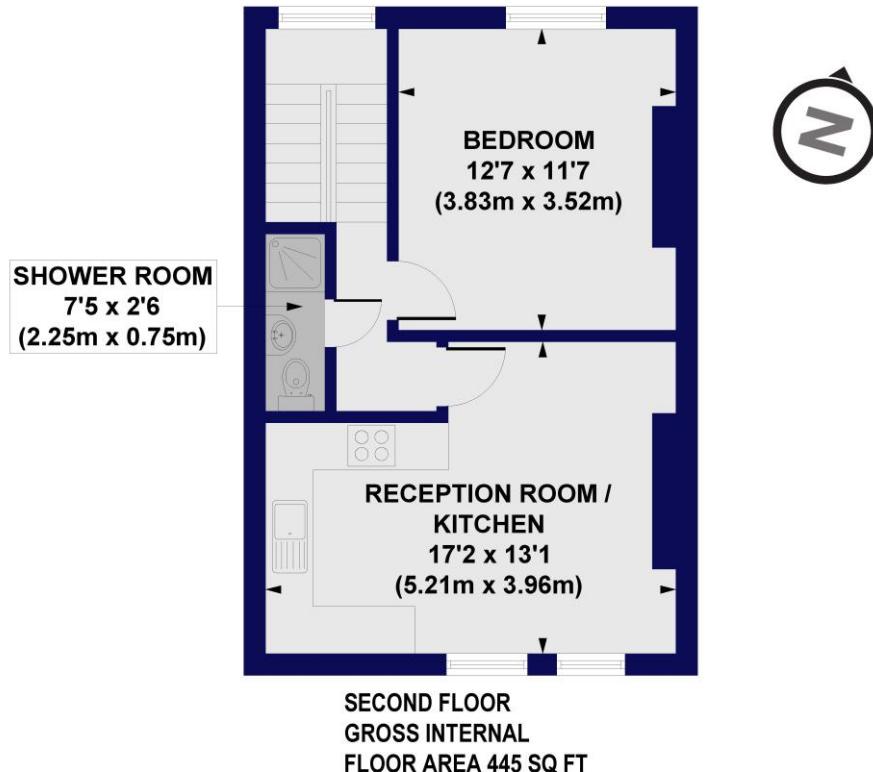
Hermitage Road is renowned for its welcoming local community and charming Victorian terraces, making it a desirable destination. The area boasts an expanding array of independent shops, cafes, and restaurants along Green Lanes, just a short stroll away. With excellent transport links at Manor House, Finsbury Park (Piccadilly and Victoria Lines), and Haringay Overground Station, along with abundant shopping and entertainment options, the neighbourhood offers both convenience and connectivity.

Nature enthusiasts will appreciate the nearby green spaces of Finsbury Park and Woodberry Wetlands, perfect for leisurely walks and outdoor activities. Families will find esteemed educational institutions such as North Haringay and South Haringay Primary Schools within easy reach. Additionally, the vibrant Crouch End Broadway, with its eclectic mix of independent stores, cinemas, coffee shops, and diverse dining options, is just a short distance away.

\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.\*



**Hermitage Road, N4**  
**Approx. Gross Internal Floor Area 469 sq. ft / 43.64 sq. m**



**FIRST FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 24 SQ FT**

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK260034>

**Tenure:** Leasehold

**Term:** 999 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were