



CLYDE ROAD, N15
£585,000 FREEHOLD

A TWO BEDROOM HOUSE.

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DESCRIPTION:

Arranged over two light-filled floors, this charming two-bedroom house offers interesting spaces, wonderful warmth, and a beautifully landscaped rear garden.

The ground floor is split into two separate reception areas. At the front, a cosy living room sets the tone, while to the rear, a kitchen-diner provides the perfect spot to cook, eat, and chat over dinner.

Step outside and you'll find a c.50ft rear garden, thoughtfully planted with a variety of flowers and greenery. Tucked at the far end is a greenhouse – a peaceful spot for dining, potting plants, or

even a quirky low-maintenance workspace.

Upstairs there are two double bedrooms – the larger spans the full width of the house at the front, while the second overlooks the garden, catching lovely light and green views.

A neatly presented family bathroom is found on the ground floor, completing the layout.

Clyde Road is a quiet little street in a sought-after corner of South Tottenham, popular with young professionals and families alike. The house falls within a conservation area and sits less

than ten minutes' walk from Seven Sisters Station, offering swift links to King's Cross, the City, and central London, with 24-hour Tube service on weekends.

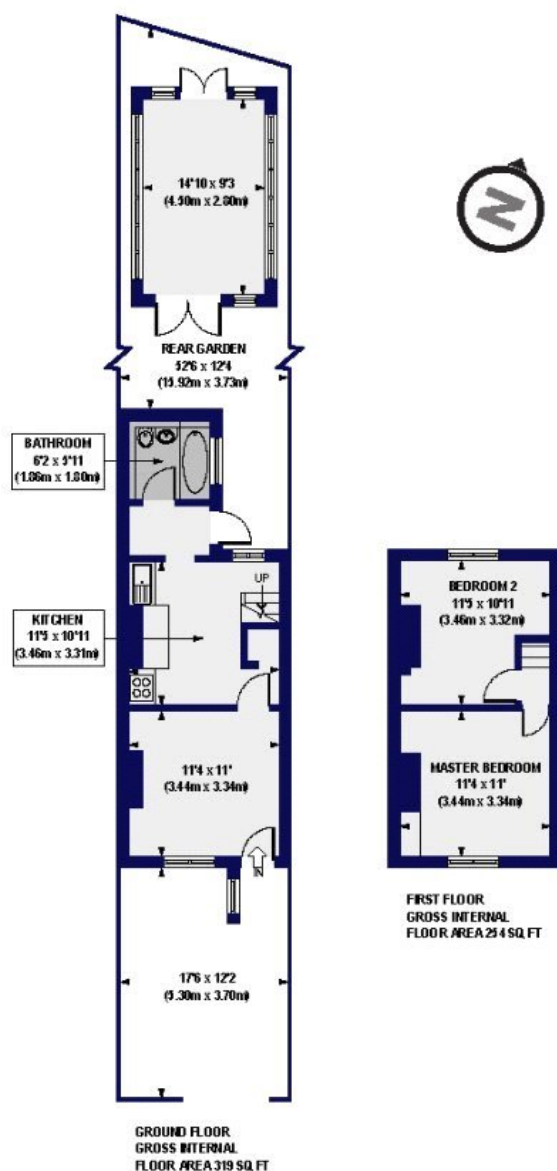
Nearby Downhills Park offers open green space, a much-loved community café, and a peaceful rose garden, while just along Philip Lane you'll find With Milk for coffee, The Palm for lunch or dinner, Ten to One for cocktails, and Metcha Match for Japanese cuisine. In the other direction, Tottenham Green Leisure Centre and the Bernie Grant Arts Centre are both within easy reach.



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Approx. Gross Internal Floor Area 709 sq. ft / 65.90 sq. m(Including Outhouse)

Approx. Gross Internal Floor Area 573 sq. ft / 53.25 sq. m(Excluding Outhouse)



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: 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.