



SPRINGFIELD ROAD, N15
£475,000 SHARE OF FREEHOLD

TWO BEDROOM GARDEN FLAT

Harringay | 020 8800 5151 | harringay@winkworth.co.uk

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DESCRIPTION:

Welcome to Springfield Road, London N15 by Winkworth Harringay office.

This well-presented ground-floor two-bedroom apartment is situated within an attractive Victorian terrace on a peaceful residential street just moments from transport links, restaurants and shops.

Internal accommodation includes a lovely reception room with high ceilings and stripped and varnished wood floors to the front of the building, this is followed by two nicely decorated and comfortable bedrooms again with high ceilings. The flat

continues with a modern bathroom and a fitted kitchen.

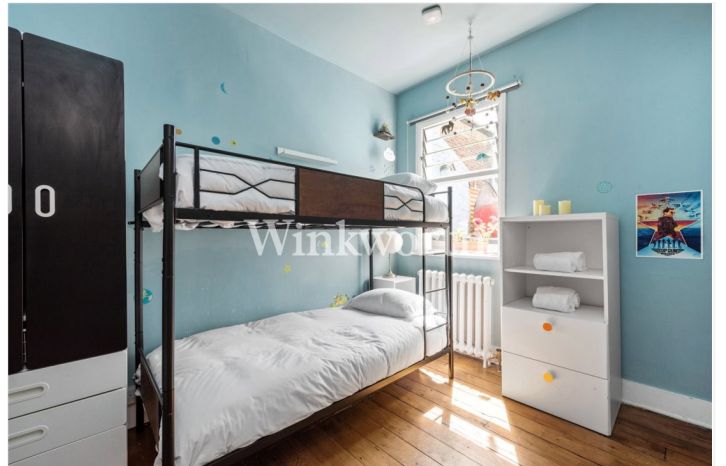
The south facing garden really is a lovely peaceful oasis within this buzzy urban location, its been well designed by our clients and has the added bonus of an additional studio/ work shop with electricity and a smart interior design.

The Location is one of the property's strongest assets. Just moments away are both Tottenham Hale (with direct access to the Stansted Express) and Seven Sisters Station. From there, the Victoria Line gets you to King's Cross in just three stops and Oxford Circus in six. Overground services can take you to Liverpool Street in around 20

minutes, and Stansted Airport in only 38. Cyclists will also appreciate the nearby Cycle Superhighway (CS1), which offers a direct route to the City via Stoke Newington and Hackney.

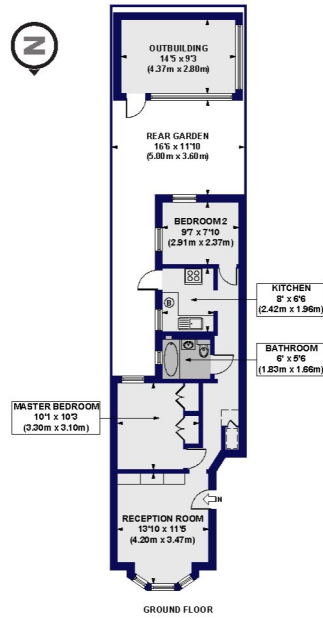
The area continues to grow in popularity thanks to its strong community feel, green spaces, and excellent local amenities. Families will benefit from a choice of nurseries and good schools nearby. For outdoor lovers, Markfield Park, the nearby nature reserve, and the Walthamstow Wetlands are all within easy reach.

A rich mix of independent shops, cafés, and restaurants are helping shape the area's evolving identity.



Springfield Road, N15

Approx. Gross Internal Floor Area 653 sq. ft / 60.71 sq. m (Including Outbuilding)
Approx. Gross Internal Floor Area 524 sq. ft / 48.47 sq. m (Excluding Outbuilding)



All measurements of walls, doors, windows, fittings and appliances, including the size and location, are shown in brackets and do not constitute any warranty or representation by the seller, their agent or the estate agent. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. These plans are for illustrative purposes only and should be verified by the prospective purchaser.

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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: Share of 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.

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