



Clinton Road, N15

£725,000 *Freehold*



KEY FEATURES

- Three Bedrooms
- Two Receptions
- Kitchen Diner
- East Facing Garden
- Loft Converted
- Chain Free



Harringay

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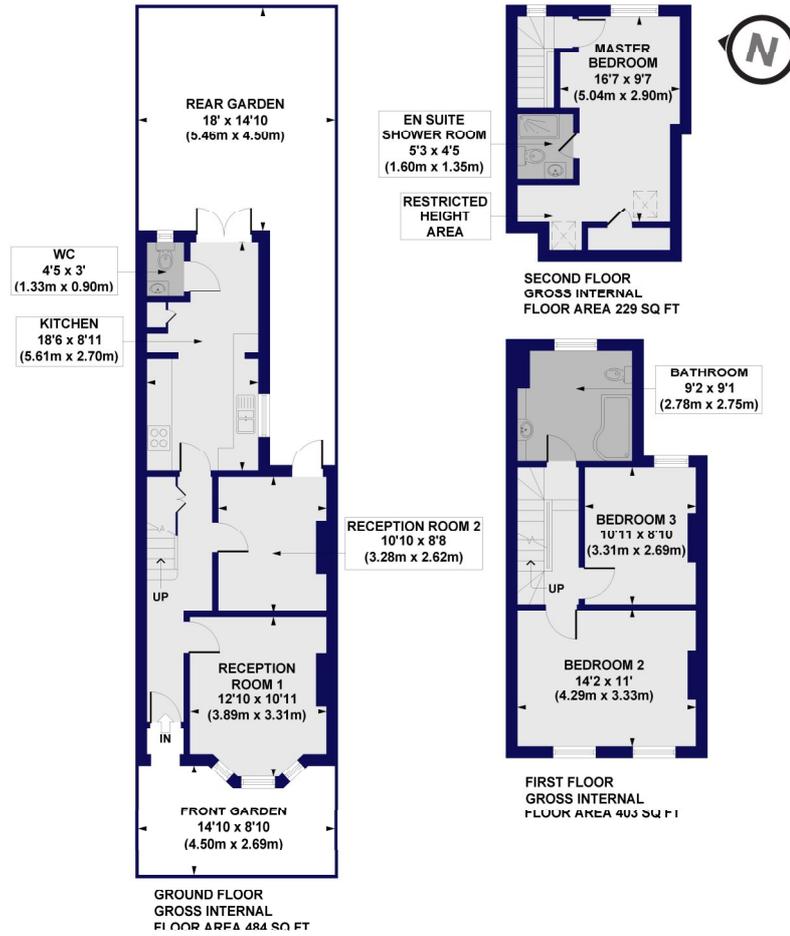
MATERIAL INFO

- Tenure:** Freehold
- Term:** 0 year and 0 months
- Service Charge:** £0 per annum
- Ground Rent:** £ 0 Annually (subject to increase)
- Council Tax Band:**
- EPC rating:** To be confirmed

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Approx. Gross Internal Floor Area 1116 sq. ft / 103.71 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1085 sq. ft / 100.80 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.

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Set across three floors and offering just over 1,100 sq ft of internal space, this well balanced three bedroom Victorian house sits on one of N15's most sought after residential streets.

The ground floor is arranged with two separate reception rooms and a generous kitchen dining space to the rear. The first reception room sits at the front of the house and enjoys a wide bay window overlooking the front garden, creating a bright and comfortable living room. Just behind this is a second reception room which works well as a more relaxed sitting room, snug or study, positioned between the front living space and the kitchen.

To the rear of the house is a large kitchen dining room measuring over 18 ft in length. This is the natural hub of the home, with ample worktop and cupboard space along both sides and room for a dining table. Double doors open directly onto the rear garden, creating an easy connection between the kitchen and outdoor space. A ground floor WC sits just off the kitchen, neatly positioned towards the back of the house.

Upstairs on the first floor are two well proportioned bedrooms and the main family bathroom. The larger bedroom sits to the front of the house and spans the full width, benefiting from two windows and generous proportions. A second double bedroom sits quietly to the rear overlooking the garden, while the spacious family bathroom is positioned between the two.

The top floor has been converted to create a third bedroom suite. This room measures over 16 ft across and includes an en suite shower room, making it an ideal principal bedroom, guest suite or private workspace.

Externally, the property benefits from both front and rear gardens. The front garden sets the house back from the street, while the rear garden extends to approximately 18 ft and is accessed directly from the kitchen, making it perfect for summer evenings or weekend use.

Clinton Road sits within Harringay's Low Traffic Neighbourhood, a peaceful residential pocket positioned between Chestnuts Park and Downhills Park. The area has a strong sense of community and excellent local amenities. Independent cafés, pubs and restaurants are a real highlight, including Perkyns Coffee, The Dusty Knuckle, Yard Sale Pizza, The Salisbury, Pasero, True Craft and The Palm.

Transport connections are excellent, with Seven Sisters on the Victoria Line, Turnpike Lane and Manor House on the Piccadilly Line all within easy reach, along with Harringay Station for National Rail services. The CS1 Cycle Superhighway also provides a direct route into the City.

This is a house with real character and strong proportions, offering flexible living space in one of Harringay's most loved neighbourhoods.

<https://www.winkworth.co.uk/sale/property/HAR260151>

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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