

EWART GROVE, N22
£650,000 FREEHOLD

A 3 BED HOUSE NEEDING SOME MODERNISATION.

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

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DESCRIPTION:

Three-Bedroom 1930s Bay-Fronted Terrace – Chain Free

Located halfway down a quiet, tree-lined street, this charming three-bedroom 1930s bay-fronted terraced house offers 1,251 sq. ft. of internal living space and a private rear garden of approximately 50 ft. Situated just a short distance from Wood Green Underground Station, the property is offered chain-free.

The home boasts well-proportioned rooms and a practical layout, with excellent potential to renovate and extend into the loft (subject to planning and building regulations). This

makes it an ideal opportunity for a professional people or a young family looking to settle in a friendly North London neighbourhood.

Ewart Grove is a peaceful street, tucked away from the hustle and bustle of Wood Green. The area is well-served by highly rated primary and secondary schools (Ofsted good to outstanding), making it particularly attractive for families.

Nearby amenities include the popular Alexandra Palace Farmers' Market (open every Sunday) and Bowes Park, a vibrant area known for its independent shops, restaurants,

and cafés.

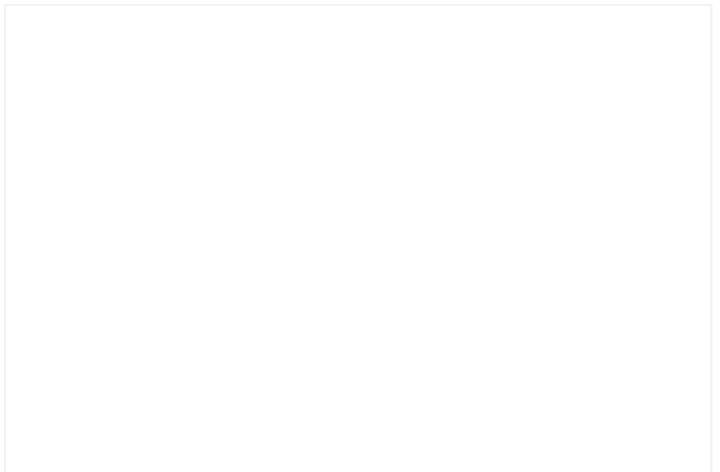
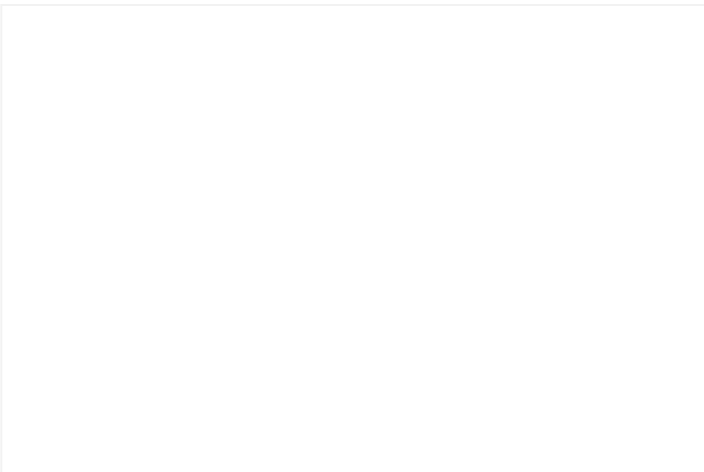
Transport Links:

Wood Green Underground Station (Piccadilly Line)

Bounds Green Underground Station

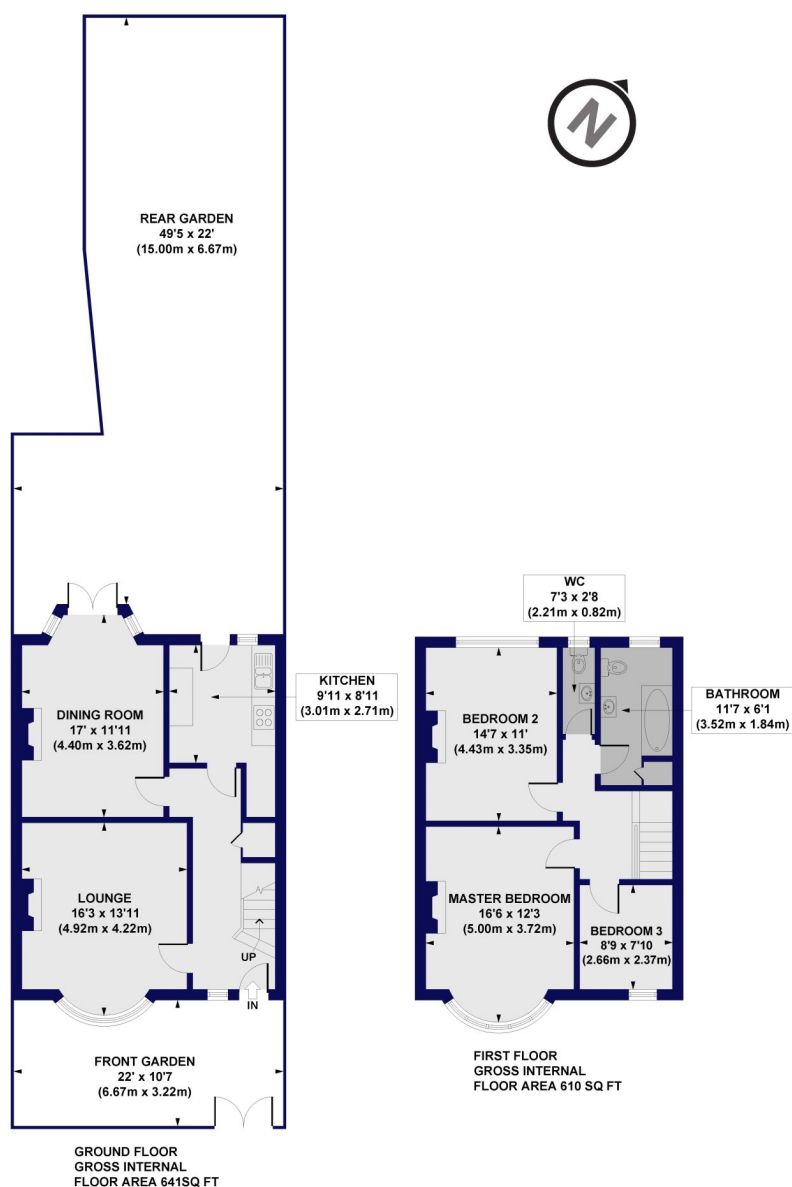
Bowes Park and Alexandra Palace Overground Stations

This is a fantastic opportunity to acquire a home with space, character, and future potential in a sought-after North London location.



Ewart Grove, N22

Approx. Gross Internal Floor Area 1251 sq. ft / 116.21 sq. m



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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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		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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