



HEWITT ROAD, N8

**£1,175,000 FREEHOLD – UNDER OFFER**

## A 6-BEDROOM VICTORIAN HOME

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## DESCRIPTION:

Quietly positioned on one of the Harringay Ladder's most tranquil streets is this elegant six-bedroom Victorian family home, brimming with period charm and boasting a sun-drenched, south-facing garden.

Lovingly maintained by the current owners, the property retains its original character while offering a tasteful and sophisticated living environment. Accommodation is arranged over three floors and extends to over 1,817 sq. ft / 169 sq. m of internal space.

Upon entry, the welcoming hallway leads to two generously

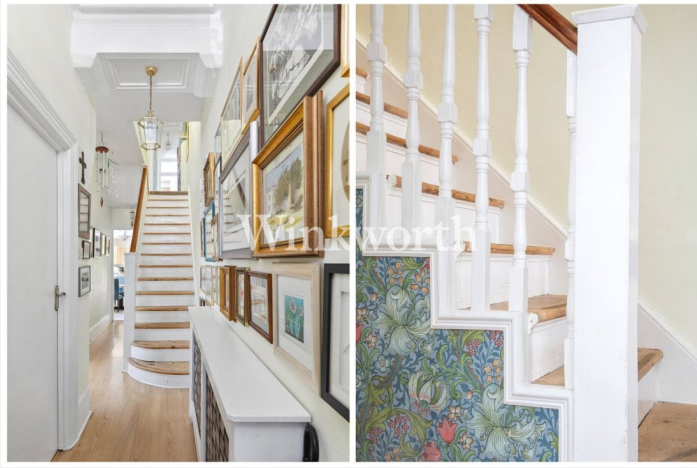
proportioned and interconnected reception rooms, featuring a bay window, period fireplace, and French doors opening onto the garden's side return. The fitted kitchen-diner provides a highly functional and social space for everyday family life and entertaining. A guest cloakroom sits conveniently between the kitchen and garden. Beyond lies a well-designed outdoor area of approximately 35 ft, ideal for alfresco dining, leading to a raised and lawned rear garden.

Upstairs, the first floor comprises four bedrooms: a spacious principal room spanning the full width of the house with a bay window, two additional doubles, and a smaller fourth bedroom or

study. Off the landing is a thoughtfully designed family bath and shower room. The second floor adds two further bedrooms, ample storage, and an en-suite guest shower room.

This location is increasingly sought-after, with excellent transport links nearby. Manor House (Piccadilly Line, Zone 2) and Turnpike Lane stations are both within easy reach, along with two overground options: Harringay and Hornsey rail stations offering direct access to Finsbury Park, Highbury & Islington, King's Cross, Old Street, and Moorgate. Harringay Green Lanes station provides east-west connections, with routes stretching from Gospel Oak and Hampstead Heath across to

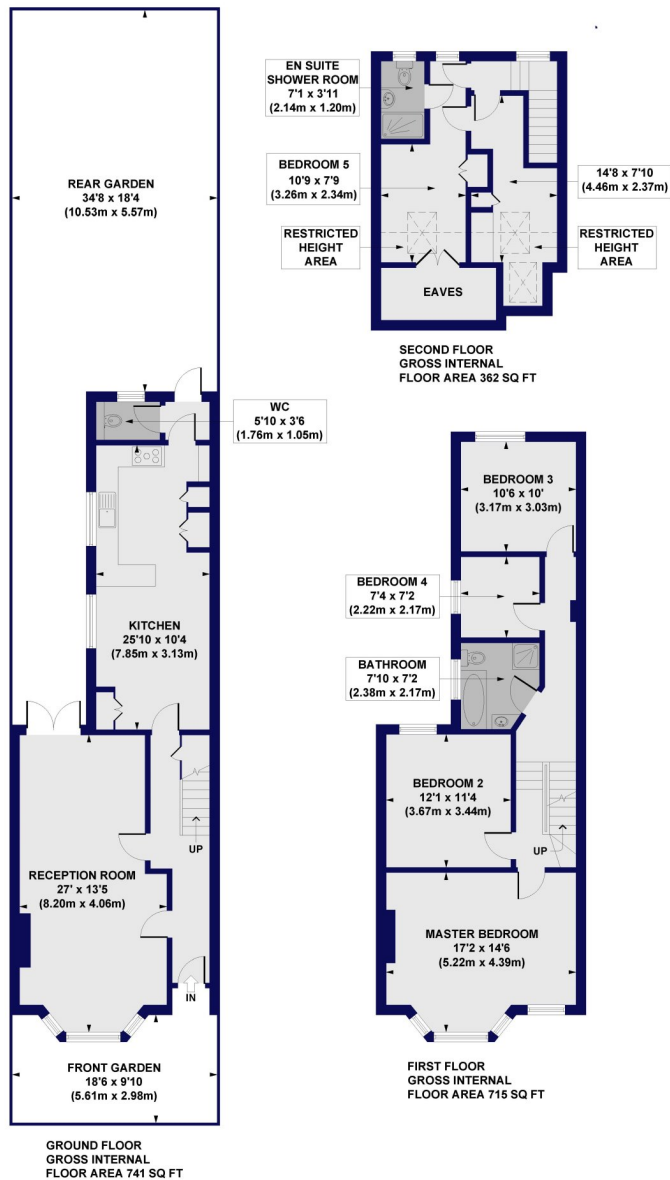




## Hewitt Road, N8

Approx. Gross Internal Floor Area 1817 sq. ft / 168.80 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 1703 sq. ft / 158.20 sq. m (Excluding Restricted Height Area & Eaves)



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.