



CARLINGFORD ROAD, N15
£500,000 LEASEHOLD – UNDER OFFER

A TWO BEDROOM GROUND FLOOR FLAT.

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DESCRIPTION:

Set on the ground floor of a handsome Victorian house, this two-bedroom garden flat offers charm, character and light-filled spaces in the heart of Turnpike Lane.

The main bedroom sits at the front, a generous room with double-glazed sash windows, engineered wooden floors and a brick feature fireplace. Bespoke alcove storage adds practicality, while the large bay window fills the space with light.

The second bedroom sits alongside, with fitted shelving and cabinetry and doors leading out to a glazed lean-to. With its

glass roof and wooden frame, it's a bright and versatile space that works well as a reading nook, hobby room, orangery or even just a spot to enjoy the sunshine.

The kitchen sits at the centre of the flat and forms the heart of the home. Soft-toned cabinetry is paired with dark wooden worktops, and a sash window to the side brings in plenty of natural light. There's space for a dining table too, the perfect setting for dinner conversation. Cleverly designed, it balances storage and flow.

To the rear, a bright reception opens onto the garden through French doors. The decked area

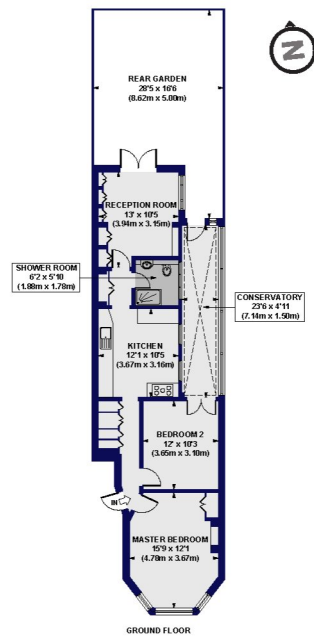
outside feels like a natural extension of the living space, ideal for enjoying the warmer months.

A modern shower room finished with subway tiling and bespoke cabinetry completes the accommodation.

Set in an excellent North London location, the house is just a short walk from Turnpike Lane Underground (Piccadilly Line), offering quick and easy access to the West End and beyond. Hornsey and Harringay Green Lanes stations are also nearby, providing additional rail and Overground connections.



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Approx. Gross Internal Floor Area 829 sq. ft / 77.05 sq. m



All measurements of walls, doors, windows, fittings and appliances, including gas and electricity, are shown for information only and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intended repairs or improvements should be completed prior to completion. The information contained in this plan is for illustration purposes only and should be used in conjunction with any prospective purchases.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 87 year and 8 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.