



HEYSHAM ROAD, LONDON, N15  
**£675,000 SHARE OF FREEHOLD**

A CHARMING THREE BEDROOM MAISONETTE OCCUPYING THE FIRST AND SECOND FLOORS OF AN EDWARDIAN PROPERTY AND BOASTING PRIVATE GARDEN TO THE REAR AND OWN ENTRANCE. N15.

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#### DESCRIPTION:

A charming three bedroom maisonette occupying the first and second floors of an Edwardian property and boasting private garden to the rear and own entrance.

The property has been very well maintained by the current owner, retaining its character and charm with high ceilings, box sash windows and stripped wood flooring, yet sympathetically upgraded with a modern open plan kitchen/reception room, stylish re-fitted bathroom with metro-tiling and beautiful second floor master bedroom with en-suite wet room.

Accommodation comprises a welcoming entrance with stairs rising to the first floor, leading to the superb kitchen/diner with a staircase to the rear garden. The kitchen area comprises a full range of matching wall and base units with work surfaces.

To the front of the property is a beautiful reception room with gas flame feature fireplace and views to the front aspect. The first floor also accommodates two bedrooms - a large double and further single, plus a recently refitted bathroom with stylish metro-tiling and three piece suite with rainwater shower over the bath. To the second floor, there is a stunning master bedroom flooded with natural light from Velux and further rear aspect windows, together with a sleek and modern en-suite shower wet room. There is underfloor heating throughout the 2nd fl.

The property is conveniently located within easy access of Stamford Hill, Manor House and South Tottenham stations, as well as numerous bus routes and local shops and amenities. The beautiful open spaces of Woodberry Wetlands are also close-by, as well as nearby Finsbury Park.

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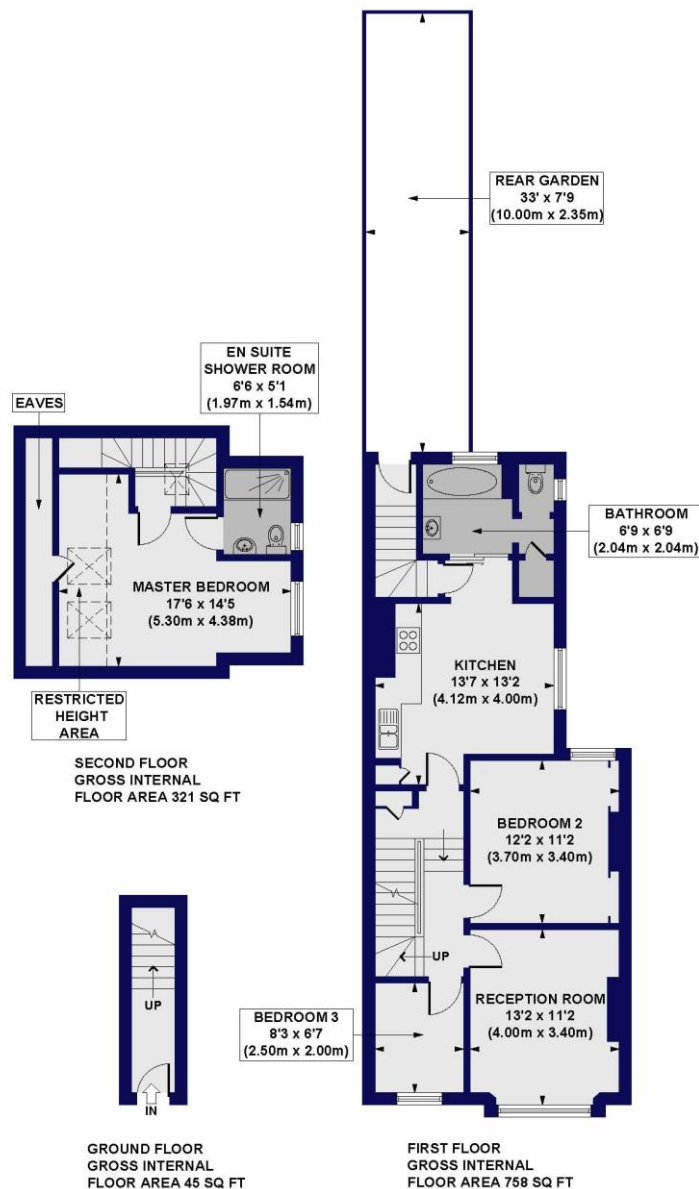


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## Heysham Road, N15

Approx. Gross Internal Floor Area 1124 sq. ft / 104.38 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 1029 sq. ft / 95.63 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.

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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		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH250235>

**Tenure:** Share of Freehold

**Term:** 953 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were

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