



Downhills Park Road, N17

£950,000 *Freehold*



A Characterful Victorian Home with Modern Elegance and a Sun-Filled Garden. Available Chain-Free.

Tucked away on a quiet residential street, and framed by three leafy local parks, this beautifully renovated four-bedroom, four-bathroom Victorian terrace blends timeless character with thoughtful modern design. Behind its handsome bay-fronted façade lies a home that feels

KEY FEATURES

- Occupying 1549 Sq. Ft Over Three Levels
- Handsome Victorian House
- Four-Bedrooms
- Through Reception Rooms
- Kitchen Diner
- Four-Bathrooms



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020 8800 5151 | harringay@winkworth.co.uk



both grand and welcoming, ideal for family life and entertaining alike.

Arranged over three spacious levels, thanks to a stylish loft conversion with dormer window, the house offers around 1,600 sq ft of living space. High ceilings and tall sash- windows flood each room with natural light, while the graceful proportions of the original Victorian build are balanced with contemporary finishes, including sleek laminate flooring throughout.

The ground floor is designed for both everyday living and gatherings. Two interconnecting reception rooms offer flexibility — perfect as a formal sitting room, cosy family lounge, or home office space — while a guest cloakroom/WC adds convenience. At the heart of the home, a large eat-in kitchen opens directly onto the garden, creating a seamless flow from indoor comfort to outdoor living.

Upstairs, the first floor hosts three generous double bedrooms, each with its own luxurious en-suite bathroom. The largest, stretching across the width of the house, makes a superb guest suite or family bedroom. A further three-piece bathroom sits off the landing, thoughtfully placed for household ease. At the very top, the loft has been transformed into a serene master retreat, with a cleverly designed en-suite and tranquil views over the rooftops.

Step outside and you'll find a south-facing garden, extending to around 26 ft. With a mix of patio and lawn, it's low-maintenance yet inviting — perfect for sun-soaked brunches, summer BBQs, or a quiet glass of wine as the day winds down.

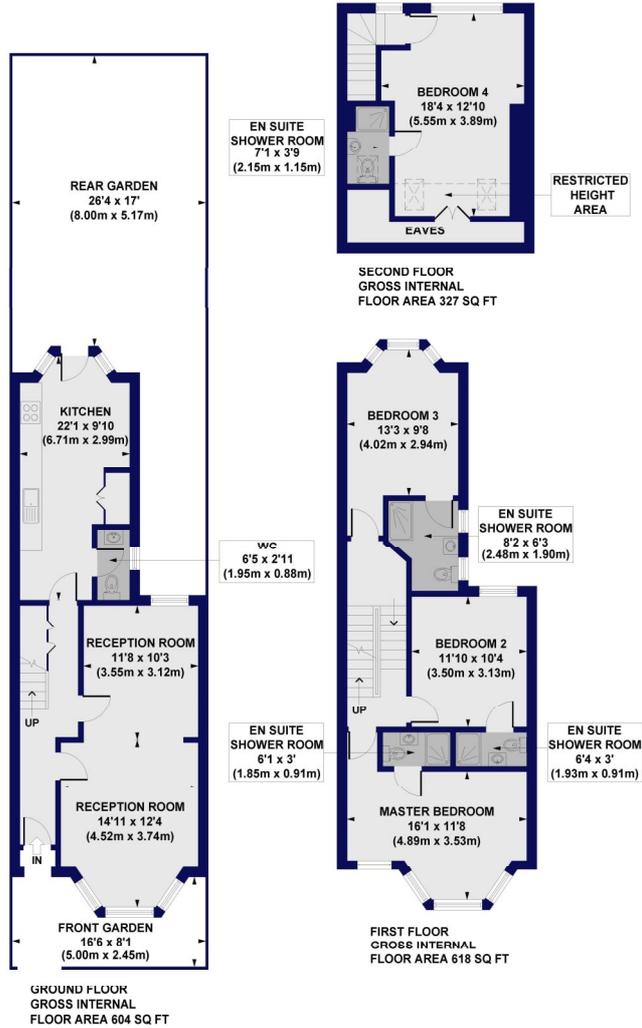
Beyond the garden gate, the neighbourhood offers the best of both city and village life. Stroll to the cafés, gastropubs, and restaurants of Green Lanes, or wander up to Crouch End and Alexandra Palace for culture





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Approx. Gross Internal Floor Area 1549 sq. ft / 143.91 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 1466 sq. ft / 136.20 sq. m (Excluding Restricted Height Area & Eaves)

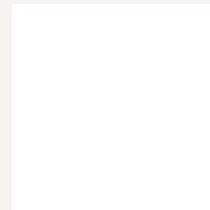


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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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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