



LINDEN ROAD, N15
£475,000 LEASEHOLD

A TWO BEDROOM GARDEN FLAT.

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



DESCRIPTION:

Found on one of N15's most prized roads, this two bedroom ground floor flat offers generous living space, a private garden, and the rare chance to own a home in the Linden Road Home Zone.

Step through your own front door and into a grand reception room. With light pouring through the bay window, high ceilings, and lovely period detailing, it's a brilliant entertaining space, measuring an impressive 15.7 by 14.6 feet.

Moving through the flat, a separate kitchen leads out to the garden through tall French doors. There's plenty of storage and

surface space, and it's a great layout for anyone who enjoys cooking or hosting.

The garden is a real treat. Well cared for by the current owners, this peaceful, low maintenance space is ideal for relaxing or spending time with friends on warm evenings.

At the rear of the flat are two double bedrooms, both well proportioned and set away from the main living areas.

Linden Road is a quiet, tree lined street with no through traffic, creating a peaceful setting between Turnpike Lane,

Harringay and Tottenham. It's known locally for its sense of community and neighbourly atmosphere. Four local parks are within easy walking distance, and Turnpike Lane tube station is just around the corner.

This part of North London continues to grow in popularity, especially with young professionals and families. Belmont Primary School, rated Outstanding by Ofsted, is nearby, along with several other well regarded schools. Seven Sisters is also within reach, offering Overground and Victoria Line connections, and Hornsey Station provides quick access to the City and King's Cross.



Approx. Gross Internal Floor Area 660 sq. ft / 61.29 sq. m



Winkworth

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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