



SANDRINGHAM ROAD, N22

**£485,000 FREEHOLD**

**A FOUR BEDROOM DUPLEX APARTMENT.**

**Harringay** | 020 8800 5151 | [harringay@winkworth.co.uk](mailto:harringay@winkworth.co.uk)





#### DESCRIPTION:

Arranged over the top two floors of a handsome 1930s house, this four bedroom apartment offers versatile living and an abundance of space and light. Extending to 821 sq ft, it is a home that will suit a wide range of needs in the heart of this popular part of Harringay.

The first floor is home to the main reception area, an open plan space shared with the kitchen. Bright and inviting, the large shallow bay window to the front fills the room with natural light, while the modern kitchen along one wall makes it ideal for both everyday living and entertaining.

Also on this level are two bedrooms. The larger is a comfortable double overlooking the rear, while the second is perfect as a nursery, study or home office. A family bathroom completes the floor, fitted with a bathtub and shower above.

The converted loft above provides two further double bedrooms and a shower room. The front bedroom features two Velux windows that flood the space with daylight and give access to eaves storage, while the rear bedroom sits beneath a dormer with a wide window overlooking the gardens. The shower room is modern and neatly finished.

Sandringham Road is well positioned for both convenience and character. Turnpike Lane Underground Station (Piccadilly Line, Zone 3) is just a 6-minute walk away (0.3 mile), offering fast access across London.

The neighbourhood has a vibrant food and social scene. Bolland & Crust on Crawley Road has become a much-loved local favourite for brunch and casual dining, while Green Lanes Harringay is packed with Turkish restaurants, cafés and bakeries. Wood Green High Street and Crouch End Broadway are also

within a mile, providing even more choice with independent shops, wine bars and eateries.

Green space is in plentiful supply. Downhills Park is just a short stroll away with its community café and tennis courts, while Lordship Recreation Ground, Chestnuts Park and Finsbury Park are all nearby, offering wide open spaces, woodland walks and sports facilities.

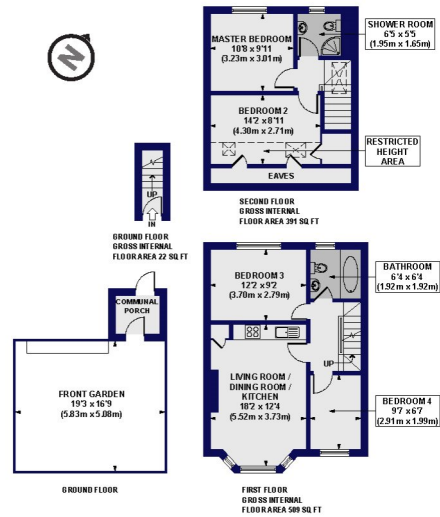
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## Sandringham Road, N22

Approx. Gross Internal Floor Area 922 sq. ft / 85.65 sq. m (Including Restricted Height Area & Eaves)  
Approx. Gross Internal Floor Area 821 sq. ft / 76.31 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including gas and electricity, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or agent's agent. Any intended alterations must be subject to the appropriate planning and building regulations. The information contained in these plans is for illustration purposes only and should be used as a guide only for 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.