

GRAND PARADE, LONDON, N4

£550,000 SHARE OF FREEHOLD

Set across the top floor of an attractive Victorian building, this 951 sq ft two-bedroom apartment delivers impressive volume, bright modern interiors and a standout location in the heart of Haringay.



AT A GLANCE

- 951 sq ft top floor Victorian apartment
- Bright reception with feature fireplace
- Two generous double bedrooms
- Mezzanine sleeping and workspace zone
- Modern kitchen diner with balcony
- Unique upper level glass room
- Contemporary bathroom with soaking tub
- Prime Harringay location near transport and amenities
- Chain Free

Set across the top floor of an attractive Victorian building, this 951 sq ft two-bedroom apartment delivers impressive volume, bright modern interiors and a standout location in the heart of Harringay.

The layout is designed around generous room proportions and a series of unique spaces that give the home a contemporary edge. At the front, the reception room measures 5.86 m x 3.91 m and features a statement fireplace and large double-glazed windows that flood the room with natural light. It is an inviting space with a calm, modern feel that works equally well for entertaining or relaxing at home.

Both bedrooms are well proportioned. The first offers 4.86 m x 3.08 m of comfortable double accommodation, overlooking the rear of the building. The second is a brilliant modern space with an architect designed mezzanine sleeping level, leaving the lower floor free for a generous workspace or studio area. It is a clever layout that makes excellent use of the volume offered by the top floor position.

The kitchen dining room sits to the rear and is one of the highlights of the home. East facing windows bring in morning light, a modern kitchen runs neatly along one side, and French doors open to a private balcony. A spiral staircase leads to an elevated glass fronted room above, creating a unique additional living space that works beautifully as an entertaining area or quiet breakout spot. It is a rare feature and gives the apartment a real sense of individuality.



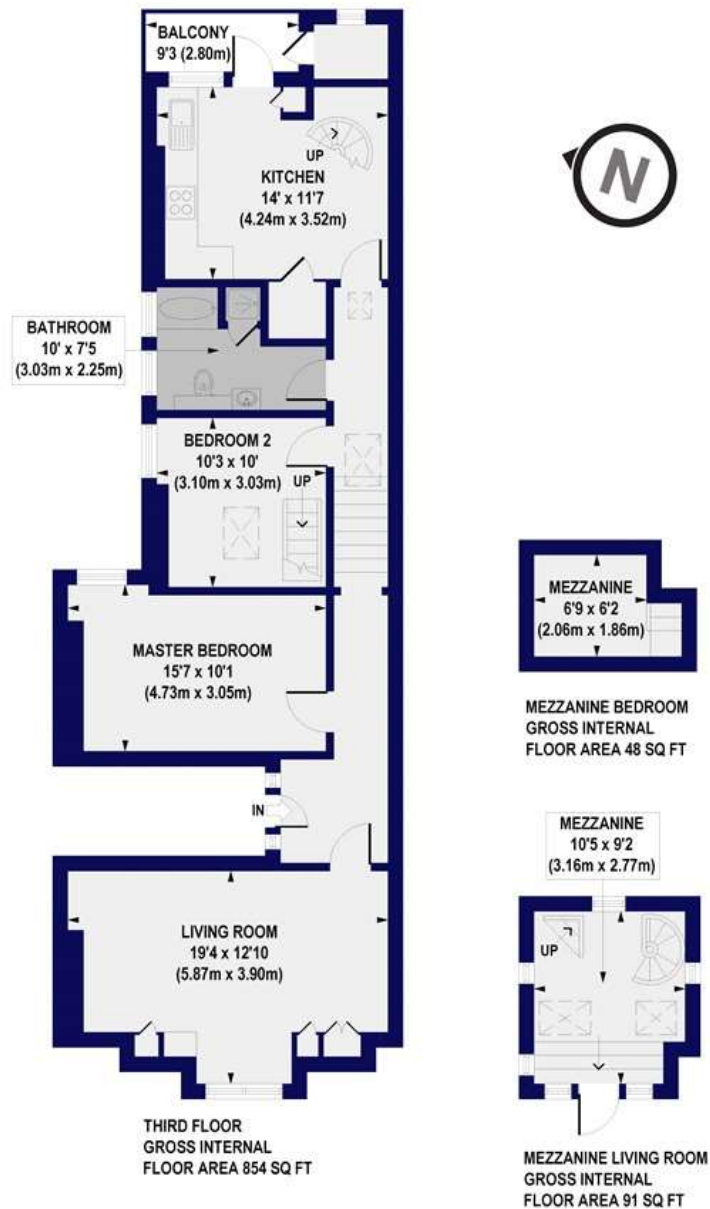
A modern bathroom completes the layout, fitted with a separate shower and a Japanese style soaking tub, along with two sash windows that keep the space bright and fresh.

The location places you right in the centre of Harringay Green Lanes, surrounded by independent restaurants, coffee shops and specialist food stores. Finsbury Park, Clissold Park and Railway Fields nature reserve are all nearby. Transport links are excellent with Manor House Underground, Harringay BR and Harringay Green Lanes Overground within easy reach.

A spacious top floor home with clean modern lines, unique architectural touches and a prime Harringay address. A rare opportunity.



Grand Parade, Green Lanes, N4
Approx. Gross Internal Floor Area 993 sq. ft / 92.29 sq. m



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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	