



HARRINGAY ROAD, N15  
**£850,000 FREEHOLD**

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## DESCRIPTION:

Spread across three floors, this sociable family home offers generous living spaces, a lovely rear garden perfect for hosting, and an enviable location.

The ground floor has been opened to create two interconnected reception rooms, offering a substantial space for family life and entertaining. To the rear, a 19.5ft modern kitchen-diner leads out onto the garden, with potential to extend further, subject to the usual consents.

On the first floor, you'll find two good-sized double bedrooms and a modern family bathroom. The top floor, which forms part of the original layout, includes two further double bedrooms, making it ideal for families or those needing extra space to work from home.

Beyond the house itself, the local neighbourhood has plenty to offer. Green Lanes is a vibrant stretch lined with independent shops, cafes and restaurants. Popular favourites include The Dusty Knuckle bakery, Jam In A Jar with its regular live music, and the Grade II listed Salisbury Pub. The Harringay Local Store also adds to the area's growing appeal.

Transport connections are excellent, with Turnpike Lane and Manor House Underground Stations (Piccadilly Line) both within reach, as well as Harringay and Hornsey rail stations offering direct links into the City. Harringay Green Lanes Overground is also a short walk away.

The property falls within the catchment for both North and South Harringay Schools, and the area is well suited to families, with a variety of children's activities and community groups nearby.



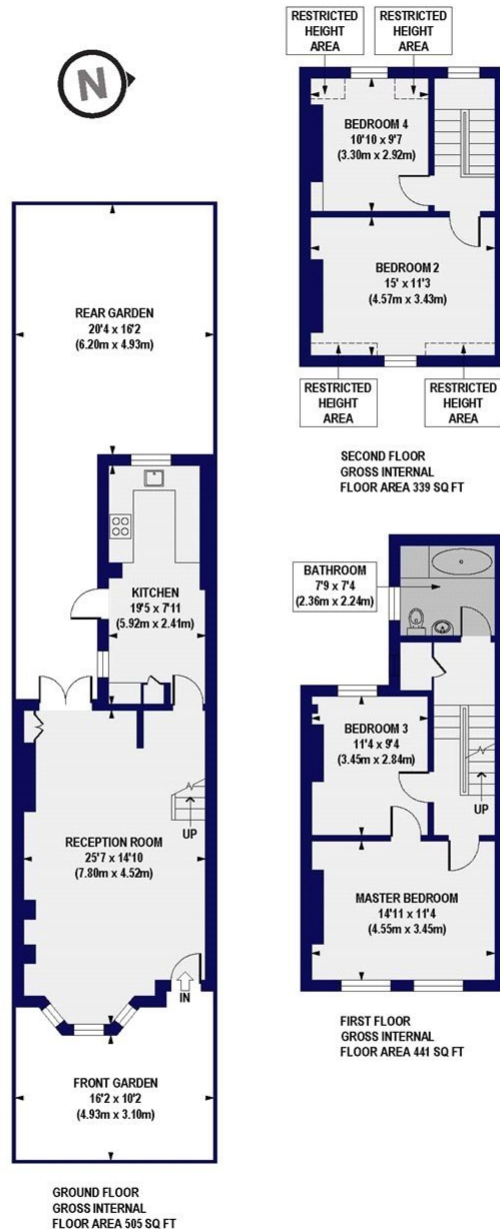




## Harringay Road, N15

Approx. Gross Internal Floor Area 1264 sq. ft / 117.45 sq. m (Excluding Restricted Height Area)

Approx. Gross Internal Floor Area 1285 sq. ft / 119.40 sq. m (Including Restricted Height Area)



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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Tenure:** To be advised

**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.