



STANLEY ROAD, N15

£395,000 SHARE OF FREEHOLD

A ONE BEDROOM FIRST FLOOR FLAT.

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DESCRIPTION:

A stylish one-bedroom apartment occupying the entire first floor of a handsome Victorian house. Being sold with no onward chain.

Beautifully presented throughout, this charming home retains much of its original character while incorporating contemporary finishes. The bright and airy reception room features high ceilings and large double-glazed windows, creating a welcoming space to relax. The kitchen and dining area offer a sociable and functional layout, ideal for everyday living.

The bedroom is a generous double, with spacious alcoves perfectly suited for wardrobes and storage. A sleek, modern bathroom completes the

property.

This apartment comes with a share of freehold and also benefits from a demised loft space, offering the potential for further expansion. Completed plans are in place to add a second bedroom and bathroom, subject to the usual consents (STPP), giving buyers an exciting opportunity to add value and tailor the home to future needs.

Stanley Road is a quiet residential street just off West Green Road, close to the award-winning Downhills Park and just a short five-minute walk to Turnpike Lane Underground Station on the Piccadilly Line, Zone 3.

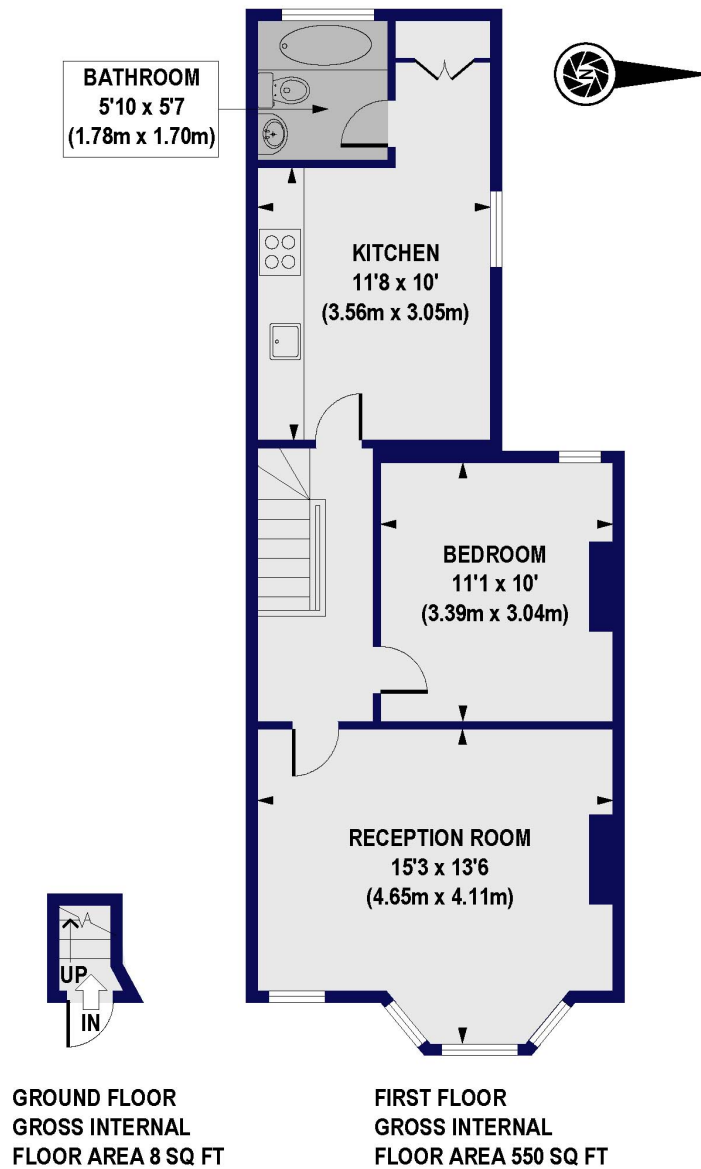
Green Lanes, Harringay, known for its vibrant mix of independent restaurants, pubs, and coffee shops, is just around the corner. West Green Road has also seen a wave of exciting new independent businesses in recent years, helping to transform the local landscape.

With Wood Green's shopping district, Alexandra Palace, and Crouch End all within easy reach, the location offers plenty to enjoy. Buses from nearby Green Lanes provide routes into Hackney, Islington, and Central London, while further underground connections at Manor House and Hornsey make travelling around the capital both simple and efficient.



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Approx. Gross Internal Floor Area 558 sq. ft / 51.80 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.

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: Share of 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.