



CLYDE ROAD, N15  
**£650,000 FREEHOLD**

## A THREE-BEDROOM HOUSE

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





### DESCRIPTION:

Tucked away on the desirable Clyde Circus conservation area, undoubtedly one of the finest spots in Tottenham is this well-presented three-bedroom Victorian property with a recent loft conversion, ground floor kitchen extension and a south-facing garden.

Arranged over three-levels and occupying a floor space of 1179 Sq. ft.

This period home is well presented by the current owner with high quality fittings and neutral décor throughout. The ground floor comprises – Through reception room, modern kitchen

diner and ground floor wc/cloak room and access to a sunny south-facing garden.

On the first floor are two double bedrooms, the larger of which spans the width of the house at the front, and a large oversized four piece bathroom at the back. Up again to the top floor, the loft conversion provides a master bedroom with dormer window, a separate shower room and built in cupboards.

With elegant period housing stock, acres of parkland and excellent transport links, it comes as no surprise that Tottenham and Seven Sisters is blossoming, and a unique, diverse and friendly

community is welcoming newcomers. Tottenham has a strong community spirit!

An innovative selection of independent coffee shops, cocktail bars, restaurants and cafés have recently opened up on West Green Road and Philip Lane. The fantastic Downhills Park is close by too; meet friendly likeminded locals at the Downhills Café.

Transport links are beyond excellent. Seven Sisters Station is within ten minutes walking distance. From there you can get the Victoria Line to Kings Cross in three stops or Oxford Circus in six. The Overground trains will take you to Liverpool Street in 20

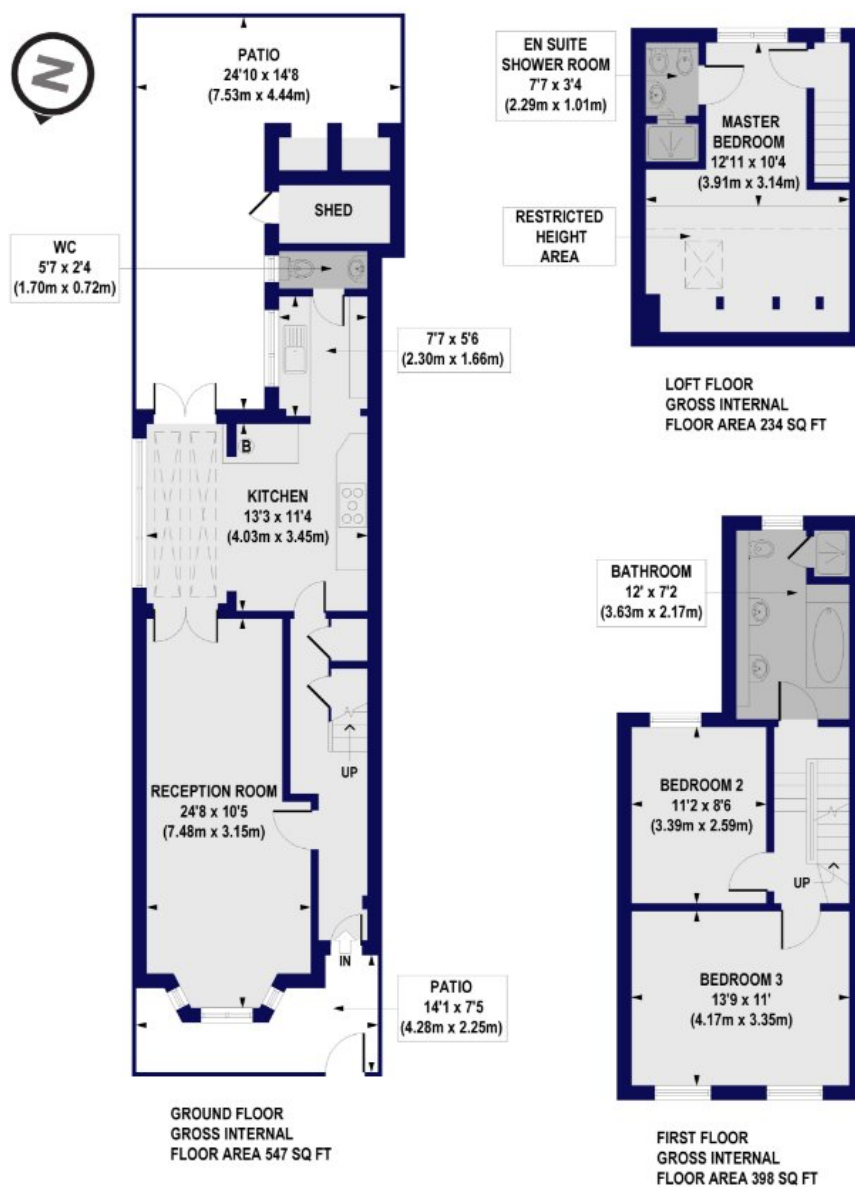






## Clyde Road, N15

Approx. Gross Internal Floor Area 1179 sq. ft / 109.55 sq. m (Including Restricted Height Area)  
Approx. Gross Internal Floor Area 1095 sq. ft / 101.74 sq. m (Excluding 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)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
		