



SEYMOUR ROAD, N8
£1,275,000 FREEHOLD

**AN EXTENDED FIVE BEDROOM FAMILY HOUSE
WITH A GARDEN STUDIO.**

Harringay | 020 8800 5151 | harringay@winkworth.co.uk



DESCRIPTION:

Carefully updated by the current owners, this five bedroom house perfectly strikes a great balance between period charm and contemporary design.

Original features have been retained where it counts, while the layout and finishes have been adapted with modern family living in mind.

The ground floor includes a spacious double reception room with bay windows and herringbone flooring, which continues throughout the ground floor. This flows into a bright and well-appointed kitchen/diner,

extended to the rear and opening directly onto the garden. There's also a convenient WC on this level.

Upstairs, five bedrooms are arranged across the upper two floors, along with two stylishly finished bathrooms.

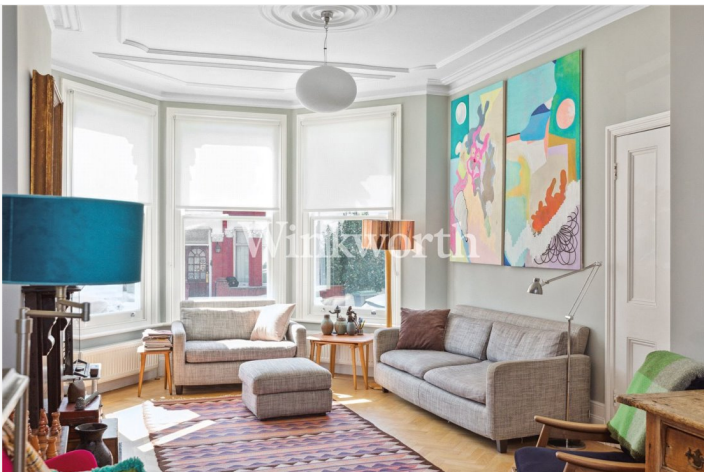
The rear garden has been landscaped and features a fully equipped garden office—ideal for anyone working from home or in need of a separate creative space.

A turnkey home with thoughtful updates throughout, this is a

great opportunity to secure a substantial freehold property on the ever popular Harringay Ladder.

Seymour Road is centrally located on the Harringay Ladder. Nearby, you'll find Fairland Park and two amazing primary schools. The area is rich in dining options, from traditional Turkish cuisine to a variety of other alternatives, all just steps away.

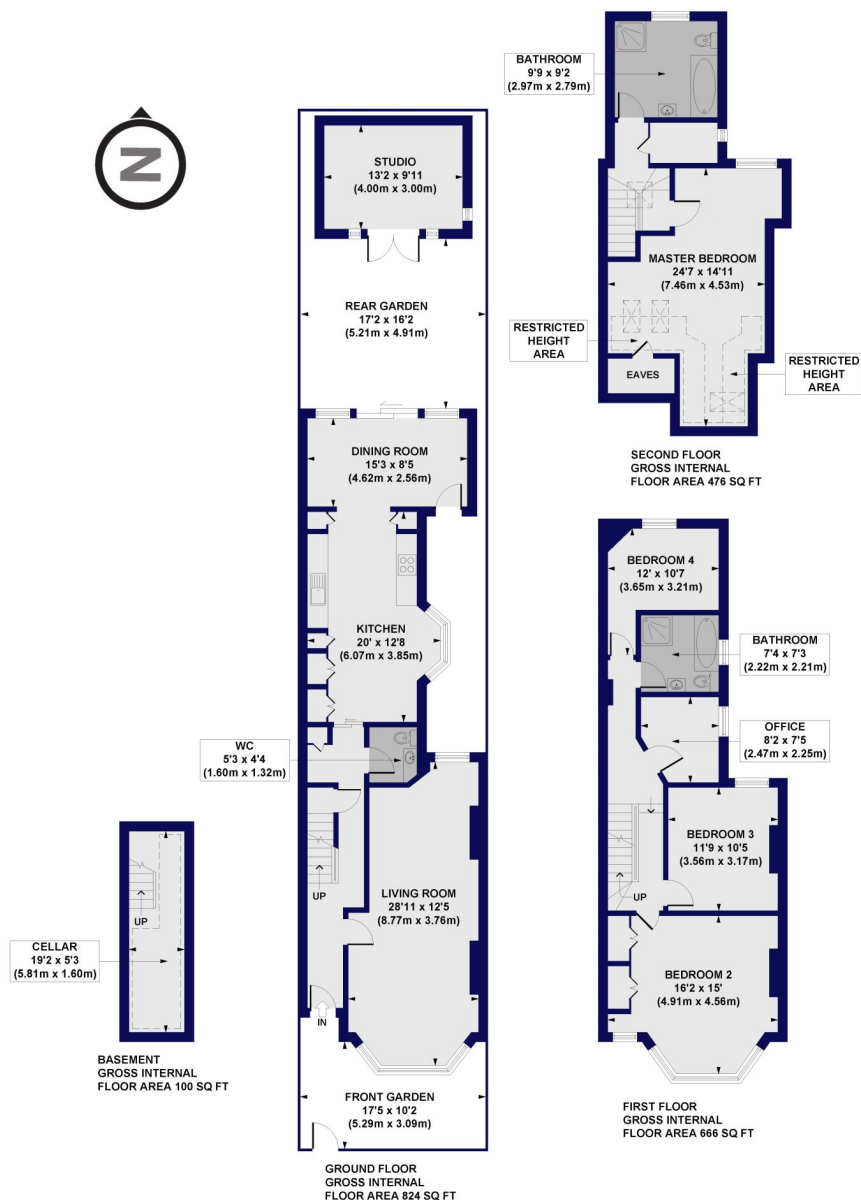
Transport links are excellent, providing easy access across London. Manor House (Zone 2) and Turnpike Lane Underground Station (Piccadilly Line, Zone 3) are both approximately a 7-minute walk away, as is Hornsey Rail Station, which offers



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Approx. Gross Internal Floor Area 2194 sq. ft / 203.85 sq. m (Including Restricted Height Area, Eaves, Cellar & Studio)

Approx. Gross Internal Floor Area 1867 sq. ft / 173.45 sq. m (Excluding Restricted Height Area, Eaves, Cellar & Studio)



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.

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.