

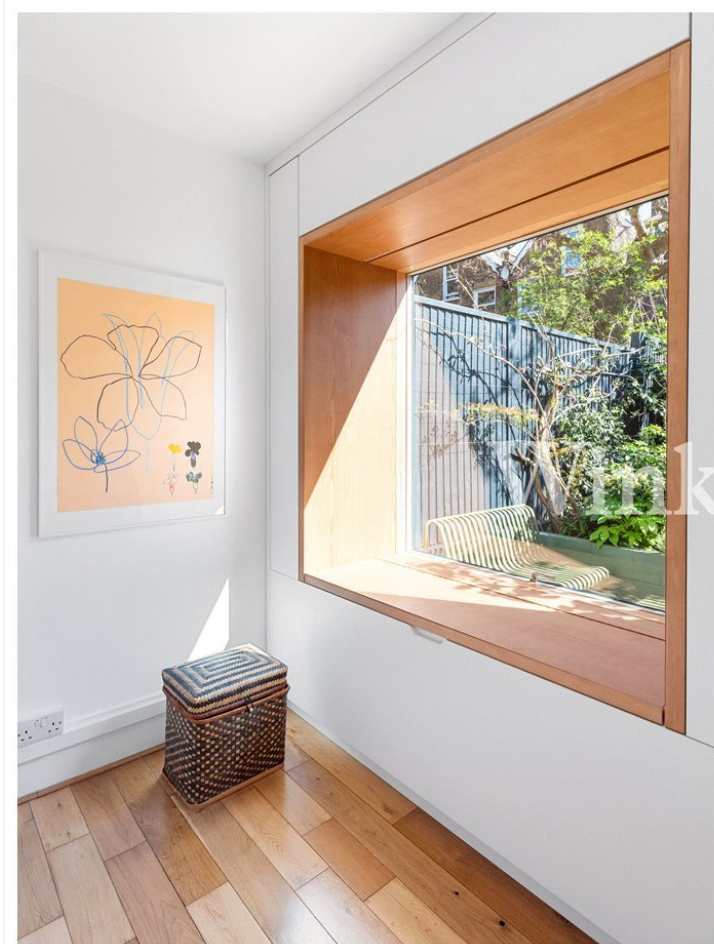


LA ROSE LANE, N15

£475,000 SHARE OF FREEHOLD

A BRILLIANTLY DESIGNED GARDEN FLAT IN THE HEART OF HARRINGAY

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DESCRIPTION:

Arranged across the ground floor of this handsome Victorian residence, this architect-designed one-bedroom flat offers a beautifully curated living space filled with light, style and character – complete with a landscaped garden and stunning garden office.

From the moment you step through the pared-back entrance, the home opens into a welcoming hallway leading to thoughtfully arranged spaces that combine form and function.

At the front of the property, a generous reception room is bathed in light from a large bay window. Finished with wooden floors, bespoke shelving and cabinetry, and a charming period fireplace, it's a refined yet cosy room to unwind in – grown-up in feel, but still fun and inviting.

Positioned at the rear and overlooking the garden through a striking picture window, the bedroom is a peaceful, tranquil space. Clever built-in storage has been neatly designed around the room, while the deep timber window seat is an irresistible spot for a good book or a glass of wine.

The kitchen is a well-considered blend of industrial and natural elements, with clean subway tiling and warm wooden worktops. There's plenty of space for a dining table, and double-glazed French doors lead directly out onto the garden, extending the living space outside in warmer months.

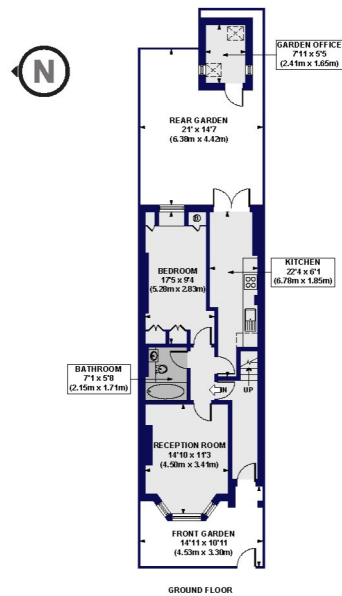
The garden itself is a real triumph – lush, mature planting lines the borders, with a private seating area tucked just off the kitchen. Steps lead up through the greenery to a bespoke-built garden office. Clad in black timber, this brilliant addition is

a flexible space, ideal for working from home, creative projects, or quiet moments of calm.

La Rose Lane is a quiet residential street, recently forming part of Harringay's Low Traffic Neighbourhood, nestled between Chestnuts and Downhills Parks, surrounded by a warm, community-driven area. Excellent local schools are nearby, including Woodlands Park Nursery and Chestnuts Primary, while a fantastic selection of independent cafés, pubs and restaurants are all within walking distance – from Perkyns Coffee, The Dusty Knuckle and Yard Sale Pizza to The Salisbury, Pasero, True Craft and The Palm.



La Rose Lane, N15
Approx. Gross Internal Floor Area 554 sq. ft / 51.49 sq. m (Including Garden Office)
Approx. Gross Internal Floor Area 511 sq. ft / 47.51 sq. m (Excluding Garden Office)



All measurements of walls, doors, windows, fittings and appliances, including the size and location, are shown on this plan and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intended repairs or improvements must be carried out before completion as shown on the plan. The information contained in this plan is for illustrative purposes only and should be used as a guide only.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.