

TERRONT ROAD, N15  
**£335,000 TO BE ADVISED**

## A ONE BEDROOM GARDEN FLAT.

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





## DESCRIPTION:

Set across one half of the ground floor of this handsome double-fronted Victorian home, this one-bedroom flat offers generous proportions and a lovely private garden, making it an ideal first-time purchase in the heart of N15.

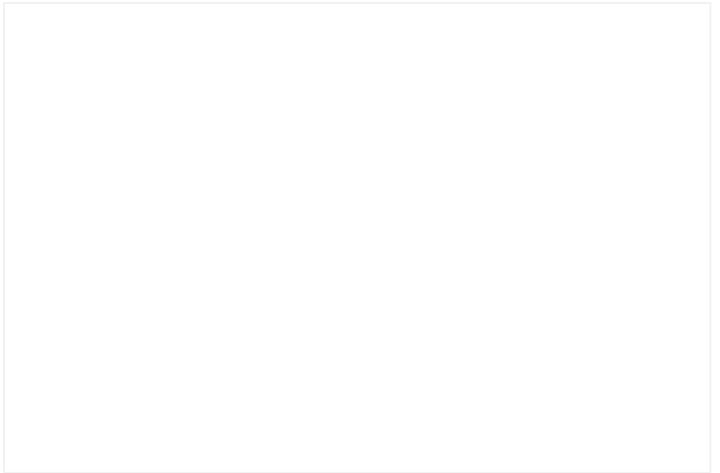
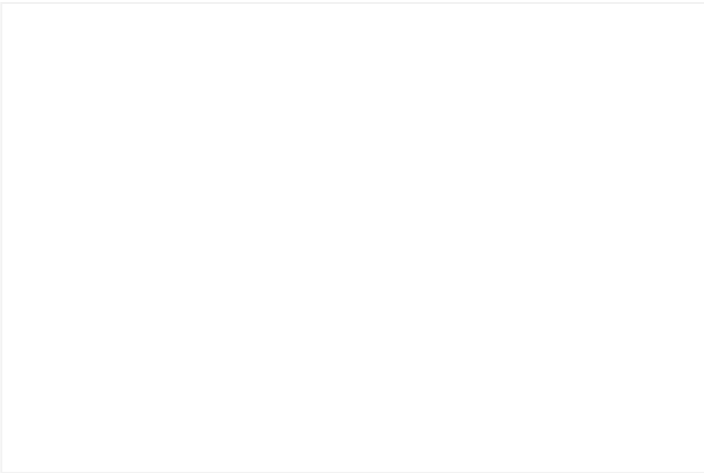
Inside, the flat offers a well-balanced layout with a spacious double bedroom, a separate kitchen, a bright and modern bathroom, and a welcoming living space with plenty of room to relax or entertain.

To the rear, a private 25ft east-facing garden provides a peaceful, low-maintenance spot to enjoy morning sunshine or host friends on warmer days.

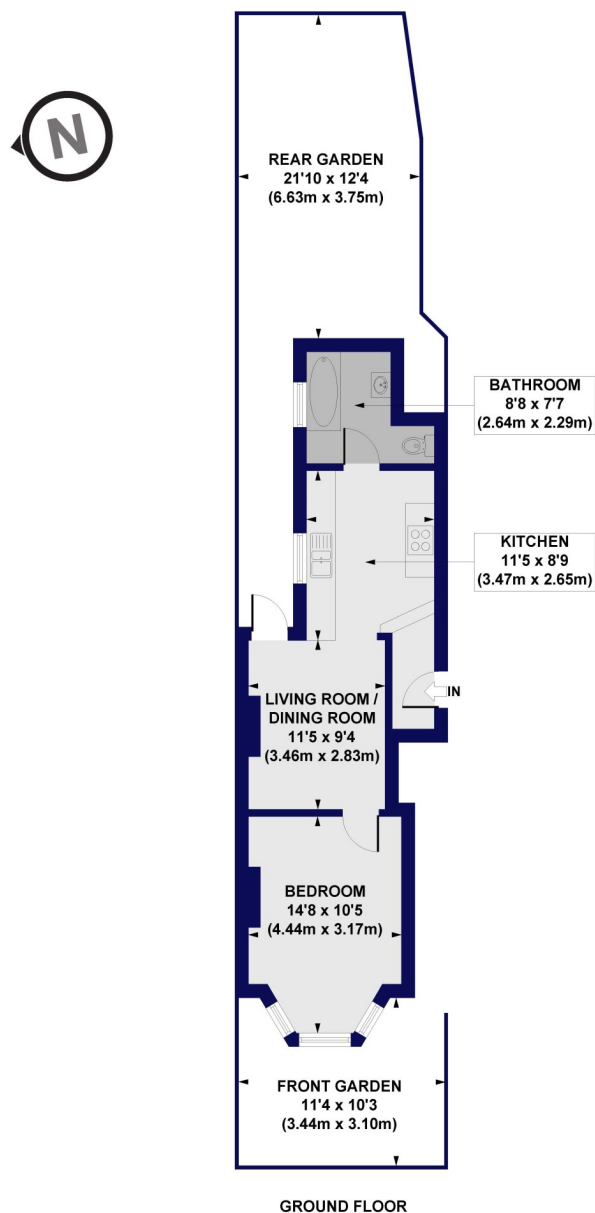
Terront Road is a quiet residential street that now benefits from Low Traffic Neighbourhood status, creating a calm, community-friendly setting. The location puts you moments from the energy of Green Lanes, with its thriving mix of independent cafés, restaurants and shops.

Chestnuts Park, a Green Flag Award winner, sits at the end of the road, while the larger Downhills Park is also within easy reach. Local favourites include Perkyn's for coffee and craft beer, Yard Sale Pizza, The Palm gastropub and Forks & Green café. You're also just a short distance from Harringay's bustling high street and its growing collection of delis, bakeries and coffee spots.

Transport links are excellent, with Turnpike Lane (Piccadilly Line, Zone 3) and Seven Sisters (Victoria Line and Overground, Zone 3) both nearby, offering quick and easy routes into the City and beyond.



**Terront Road, N15**  
**Approx. Gross Internal Floor Area 420 sq. ft / 39.05 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. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

**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.

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