



LANGHAM ROAD, N15

£495,000 SHARE OF FREEHOLD

This charming Victorian ground-floor conversion with a private garden sits on one of Turnpike Lane's most popular streets

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



DESCRIPTION:

This attractive Victorian two-bedroom conversion with a private garden is full of character and set on one of Turnpike Lane's most popular streets.

With easy access to transport links, a lively high street, and nearby green spaces, the flat makes an ideal first-time buy in the heart of the neighbourhood.

Occupying the entire ground floor, the internal space extends to 612 sq. ft.

There are two bedrooms, both overlooking the garden—one set to the rear and the other centrally positioned. The larger of the two features double-glazed French doors leading out via the side return. The rear bedroom has a charming bay window that adds a lovely touch of character.

At the front, the reception room is flooded with natural light from a large bay window, with engineered wooden flooring and a stylish feature fireplace surround adding to its appeal.

The kitchen sits centrally within the flat, fitted with clean, modern units, a tiled splashback, and a practical layout.

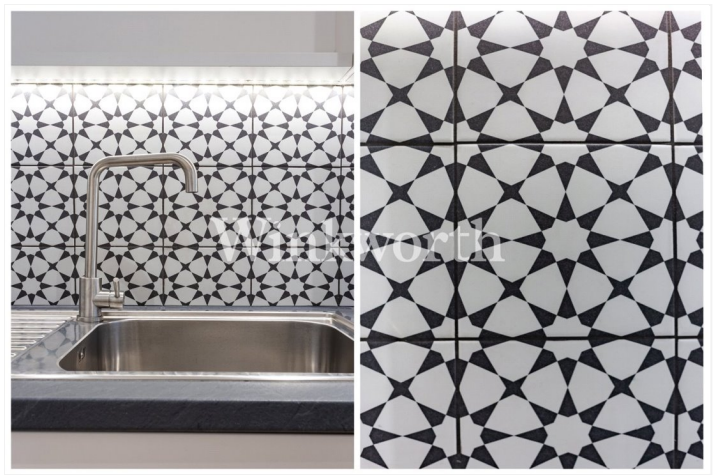
To the rear, a 34ft private garden offers a great spot for summer BBQs, with mature planting and a suntrap patio area tucked away at the back

This area has become increasingly popular with young professionals and families, thanks in part to the well-regarded 'Outstanding' Belmont Primary School and several other good schools nearby. Turnpike Lane (Piccadilly Line) is just a 2-minute walk away, while Seven Sisters, offering both Overground and Victoria Line services, is slightly further afield. Hornsey Station—with links to the City and King's Cross—is around a 10-minute walk across Ducketts Common.

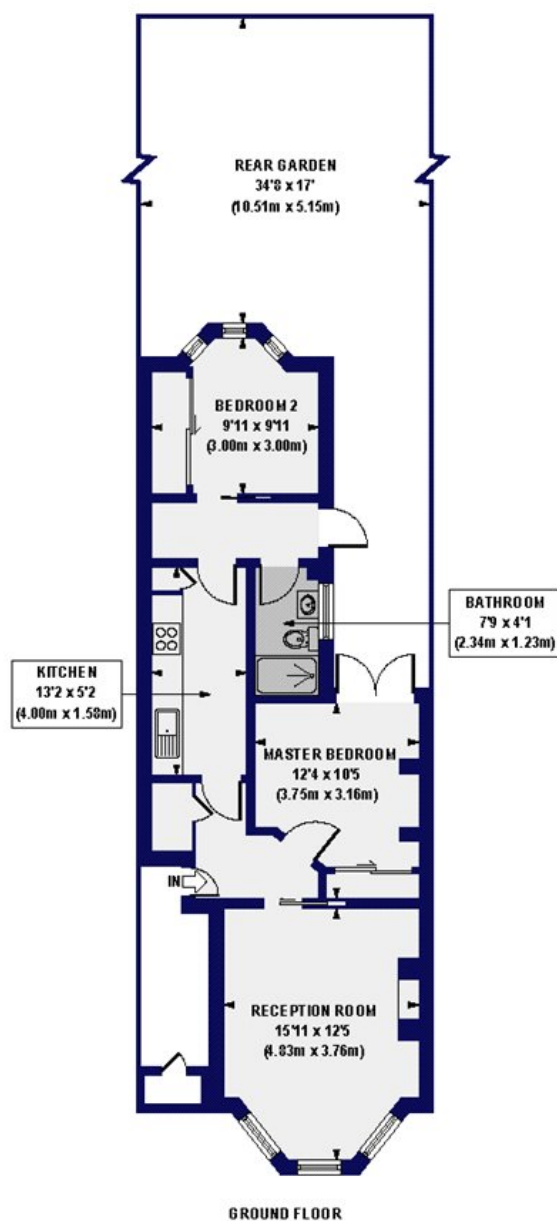
The neighbourhood boasts a vibrant selection of independent shops, cafés, and restaurants. Downhills Park Café is a great spot to meet like-minded locals, while Green Lanes offers several options for coffee and brunch. The recently refurbished Westbury Gastro Pub, the iconic Salisbury, and The Palm on Philip Lane are all popular choices for dining and socialising.

Please contact the Sales department at Winkworth Harringay office to arrange an appointment to view 020 8800 5151-harringay@winkworth.co.uk

(Please note, the property was previously let to long-term tenants and some of the marketing photos were taken prior to the current listing. Room dimensions and layout remain unchanged.)



Langham Road, N15
Approx. Gross Internal Floor Area 612 sq. ft / 56.84 sq. m



All measurements of walls, floors, windows, fittings and appliances.

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.