



LEITH ROAD, N22
£700,000 FREEHOLD

A 4 BED HOUSE

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DESCRIPTION:

Attractive Four-Bedroom
Victorian Family Home with
Garden – N22

Postioned on a peaceful side-street, this well- presented four-bedroom Victorian house with original brick façade strikes the perfect balance between stylish modern living and original period charm.

Spanning over 1,227 sq ft / 113.39 sq m across three levels, the home offers thoughtfully arranged internal accommodation designed with both comfort and elegance in mind.

Ground Floor

To the left of the entrance hallway, you're welcomed by a generous double open-plan reception room. Flooded with natural light from the large front bay window, this inviting space features an attractive fireplace, intricate plaster ceiling mouldings, and waxed pine wood flooring, all contributing to its warm, character-filled ambiance.

At the rear of the house, a sleek and contemporary all-white kitchen complements the original wood floors. With clean lines and a minimalist design, it opens directly onto a private rear garden, ideal for seamless indoor-outdoor living.

Outdoor Space

The easy-to-maintain garden stretches approximately 11 metres and is laid to lawn with a small patio area—perfect for outdoor dining and summer barbecues.

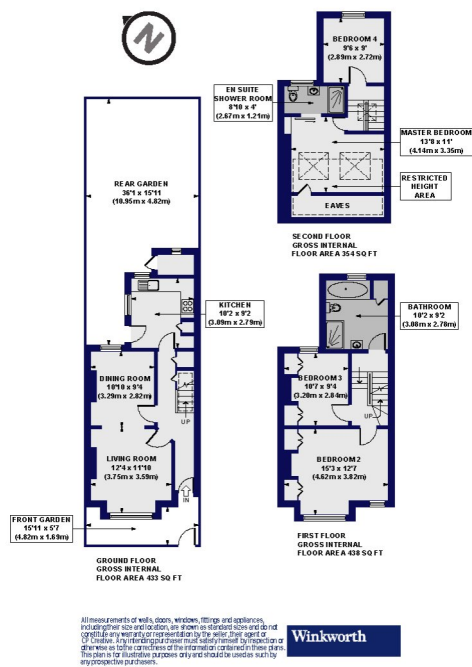
First Floor

This level features two well-proportioned bedrooms. The principal bedroom at the front boasts sanded wood floors and bespoke built-in cupboards in both chimney recesses. Off the central landing sits a generously sized, tastefully designed four-piece family bathroom with under foot heating.

Second Floor (Loft Conversion)



Leith Road, N22
 Approx. Gross Internal Floor Area 1227 sq. ft / 113.39 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 1112 sq. ft / 103.27 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including gas and electricity, are given in brackets and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intended repairs must be fully carried out before completion as to the condition of the information contained in these plans. This plan is for illustration purposes only and should be used in conjunction with any prospective purchases.

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		78 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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.