

HAMPDEN ROAD, N8

£465,000 SHARE OF FREEHOLD – UNDER OFFER

A TWO BEDROOM TOP FLOOR FLAT.

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DESCRIPTION:

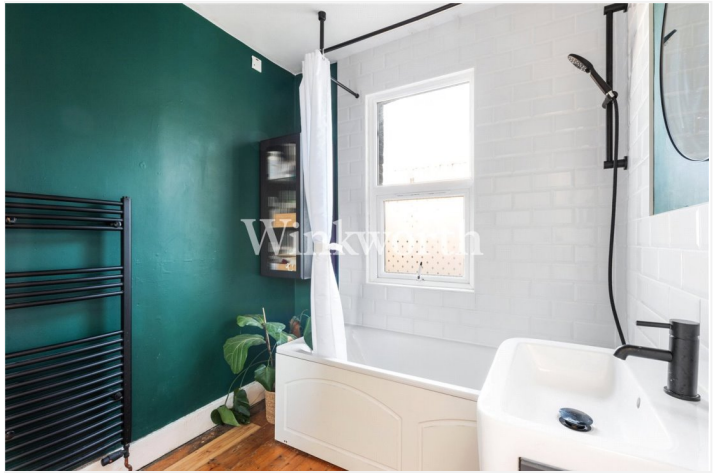
Living space spans approximately 719 sq. ft., offering a fantastic opportunity for first-time buyers in a sought-after Victorian conversion on the Harringay Ladder.

This charming apartment features a welcoming hallway, two well-proportioned bedrooms, a modern bathroom, and a bright reception room with varnished wood floors and a large bay window overlooking the pretty street below. The spacious fitted kitchen, positioned just off the reception room, provides ample room for a dining table.

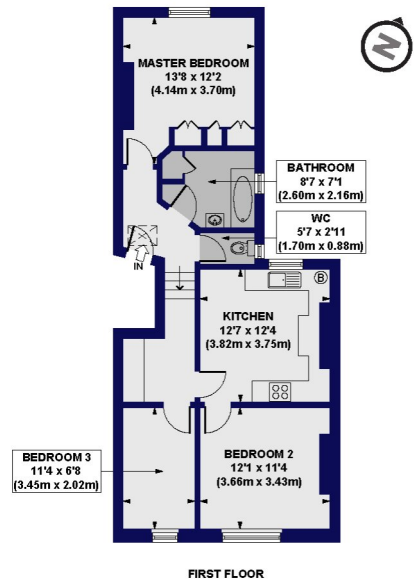
Set within a vibrant and friendly community, the property is moments from Green Lanes' independent shops, cafés, and restaurants, with Crouch End also within easy reach.

Hampden Road is ideally positioned for excellent transport links, equidistant from Turnpike Lane Station (Piccadilly Line) and Hornsey Station (Great Northern Line), offering fast connections to King's Cross and Moorgate.

Families will appreciate being in the catchment for the well-regarded North Harringay School and having access to a range of local activities, community groups, and green spaces, including Alexandra Palace.



Hampden Road, N8
Approx. Gross Internal Floor Area 719 sq. ft / 66.76 sq. m



All measurements of walls, doors, windows, fittings and appliances, including gas and electricity, are shown in this plan and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intended repairs must be noted 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		76 C
55-68	D		
39-54	E	46 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.