

HAMPDEN ROAD, N8  
**£450,000 SHARE OF FREEHOLD**

## A TWO BEDROOM FIRST FLOOR FLAT.

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## DESCRIPTION:

Providing 534 sq. ft of living accommodation over one light filled level, this first floor apartment really does make the perfect home within this increasingly popular neighbourhood.

Internally the property provides great space and clever design throughout, with plenty of character and high ceilings that give the apartment a spacious and airy feel. The reception room, which is positioned at the front of the property is of a good size and sits adjacent to the modern kitchen.

The property also benefits from

two, good sized bedrooms and a modern family bathroom.

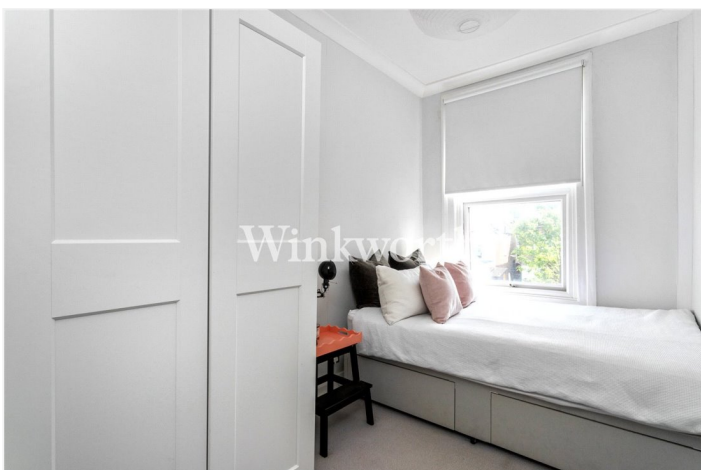
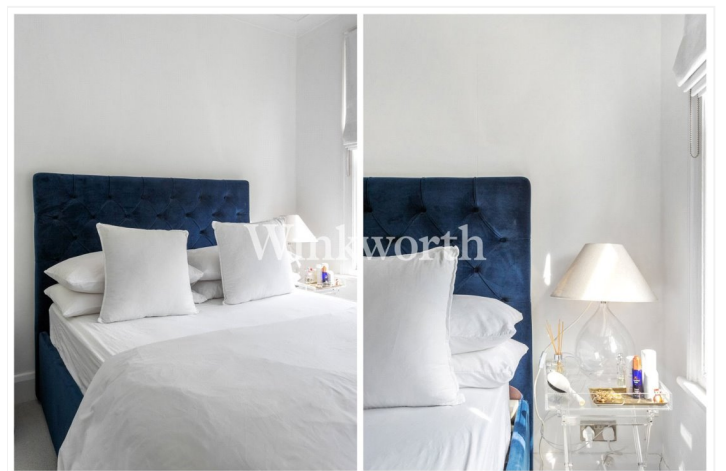
The property is peacefully located on the highly regarded Harringay Ladder, formed by a collection of twenty Victorian built terrace streets. A friendly community has blossomed here, and a burgeoning selection of independent shops, cafes and restaurants have recently appeared along Green Lanes. Additionally, Crouch End Broadway is a short 15-20 minute walk away, providing further shops, cafes, restaurants & gym studios.

Hampden Road is ideally placed for excellent transport links, being

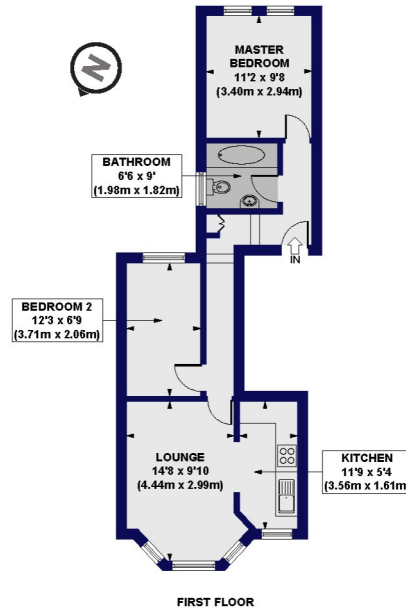
equidistant by 7-9 minute walk from both Turnpike Lane Station(Piccadilly Line) and Hornsey Station (Great Northern Line) for frequent trains to Kings Cross or Moorgate(20 min). It is in the catchment area for North Harringay School, a popular school amongst local residents with a good OFSTED rating. There are endless activities and community groups nearby for those with young families and many large green spaces including Alexandra Palace are within easy reach.

Please contact the Sales department at Winkworth Harringay office to arrange an appointment to view 020 8800





Hampden Road, N8  
Approx. Gross Internal Floor Area 534 sq. ft / 49.60 sq. m



All measurements of walls, doors, windows, fittings and appliances, including gas and electricity, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any measurements shown must always be confirmed by the buyer as to the correctness of the information contained in these plans. These plans are for illustrative purposes only and should be viewed in conjunction with any prospective purchasers.

**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.

**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.