



HERMITAGE ROAD, LONDON, N4
£625,000 LEASEHOLD

A 1209 SQ FT TWO BED SPLIT-LEVEL PERIOD FLAT WITH ROOF TERRACE AND SEPARATE BALCONY, N4

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

Upon entering this property, you are greeted with a large, well equipped separate eat-in kitchen to the rear which adjoins a utility area, gorgeous family bathroom and first floor balcony. Down the hallway, you will find the second double bedroom and a large bright reception room to the rear which can be divided to create a third bedroom, if desired (s.t.n.c).

The first floor comprises a large principal bedroom with a beautifully finished en-suite shower room and stunning circa 161 sq. ft roof terrace where one can enjoy quiet time outside.

Further benefits of this property include a long lease, an abundance of natural light and its position at the end of a terrace.

Hermitage Road is renowned for its welcoming local community and charming Victorian terraces, making it a desirable destination. The area boasts an expanding array of independent shops, cafes, and restaurants along Green Lanes, just a short stroll away. With excellent transport links at Manor House, Finsbury Park (Piccadilly and Victoria Lines), and Harringay Overground Station, along with abundant shopping and entertainment options, the neighbourhood offers both convenience and connectivity.

Nature enthusiasts will appreciate the nearby green spaces of Finsbury Park and Woodberry Wetlands, perfect for leisurely walks and outdoor activities. Families will find esteemed educational institutions like North Harringay and South Harringay Primary Schools within easy reach. Additionally, the vibrant Crouch End Broadway, with its eclectic mix of independent stores, cinemas, coffee shops, and diverse dining options, is just a short distance away.

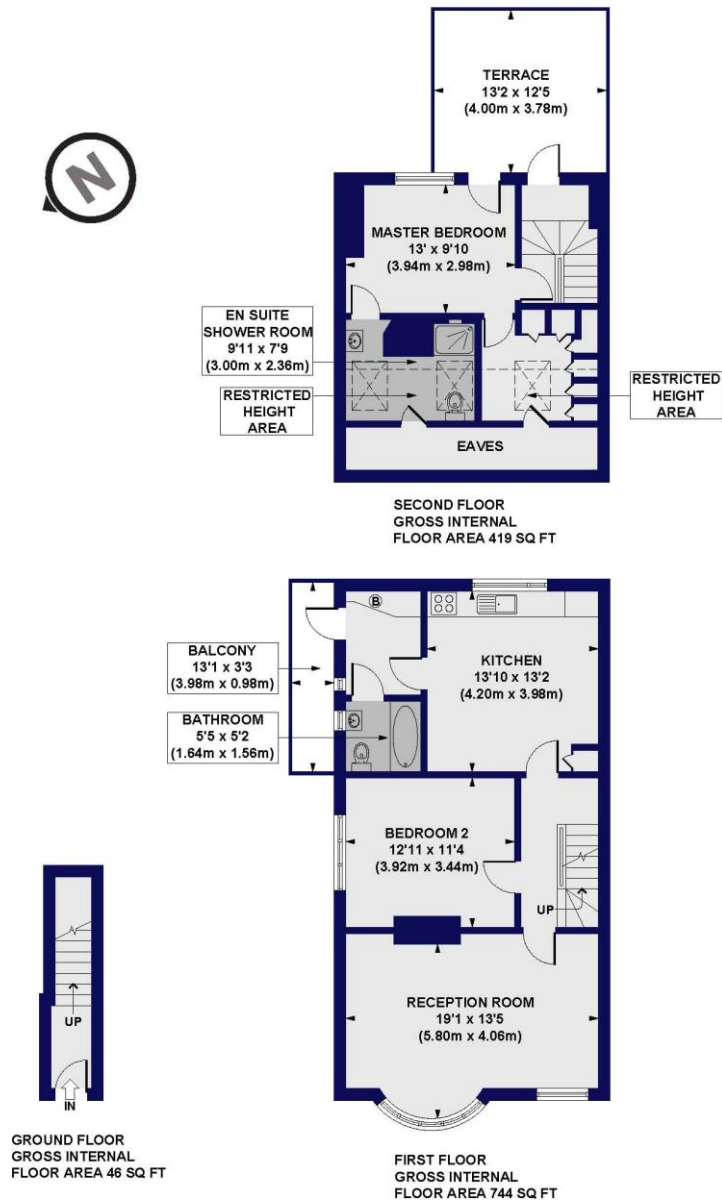
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.



Hermitage Road, N4

Approx. Gross Internal Floor Area 1209 sq. ft / 112.35 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 1061 sq. ft / 98.58 sq. m (Excluding Restricted Height Area & Eaves)



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.

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	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK250484>

Tenure: Leasehold

Term: 119 year and 2 months

Service Charge: £0 per annum

Ground Rent: £ 200 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were