



HANOVER ROAD, LONDON, N15
£700,000 FREEHOLD

A THREE BEDROOM VICTORIAN FAMILY HOME.

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



DESCRIPTION:

Nestled in a sought-after corner of N15, this enchanting three-bedroom family home beckons with its timeless charm.

Spanning an impressive 1,112 sq ft, this period property offers an abundance of space, featuring a meticulously planned layout that comprises two distinct reception rooms, a well-appointed kitchen diner, three bedrooms, a family bathroom, and a convenient ground floor shower room.

Secluded within a tranquil enclave of residential streets, the residence is mere moments away from Seven Sisters Victoria Line Underground/Overground Station, making it an ideal choice for those seeking to immerse themselves in the artistic and

vibrant community of Seven Sisters.

The station's proximity ensures quick access to Kings Cross in just three stops and Oxford Circus in six via the Victoria Line, while the Overground trains whisk you to Liverpool Street in a mere 20 minutes and Stansted Airport in a swift 38. For cycling enthusiasts, the Cycle Superhighway (CS1) offers a seamless route from Tottenham High Road to Liverpool Street, passing through Stoke Newington and Hackney.

Tottenham and Seven Sisters, with their graceful housing stock, expansive parkland, and excellent transportation links, are experiencing a flourishing renaissance. A warm and diverse community eagerly welcomes

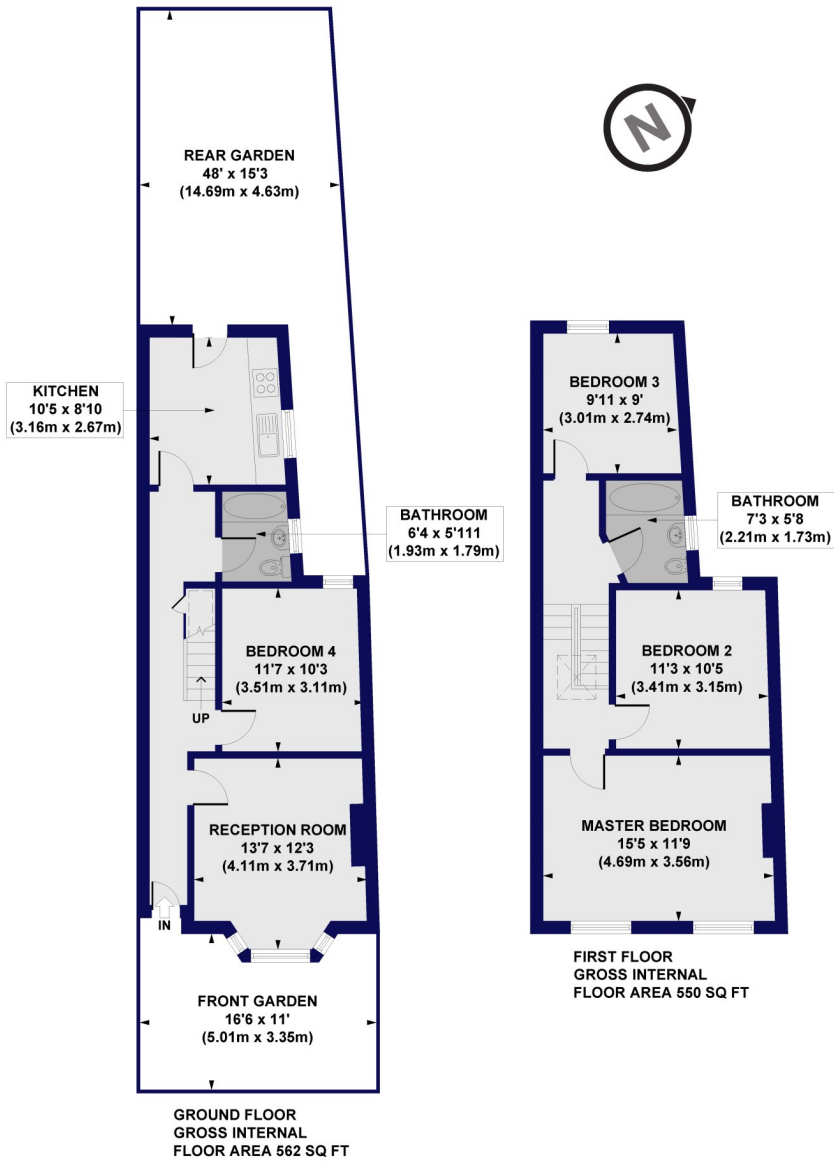
newcomers, with the ongoing redevelopment of Seven Sisters and Tottenham Hale enhancing the neighbourhood. Independent shops, restaurants, and cafes are cropping up, such as True Craft and Pasero on West Green Road, Craving Coffee in the Arts district of N15, and notable spots like Blighty India, The High Cross pub, The Palm, Sushi Heads, With Milk, and Ten to One along Philip Lane. The area's evolution is evident, creating an exciting and dynamic atmosphere for residents.

Please contact the Sales department at Winkworth Harringay office to arrange an appointment to view 020 8800 5151

harringay@winkworth.co.uk



Hanover Road, N15
Approx. Gross Internal Floor Area 1112 sq. ft / 103.30 sq. m



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	