



PEMBERTON ROAD, N4
£1,350,000 FREEHOLD

A beautifully designed four-bedroom home delivers modern family living in one of the Ladder's best streets.

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

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DESCRIPTION:

An impressively extended four-bedroom home with 2,000 square feet of living space, arranged over three floors on one of the Harringay Ladder's most sought-after streets. The handsome original brick frontage sets the tone for the thoughtfully designed interior that follows.

Inside, the house feels both refined and relaxed. The ground floor has been opened up to create two flowing reception spaces, rich in character with original floorboards and a central wood-burning stove providing a warm focal point. Plantation shutters frame the double-glazed bay windows at the front, adding a smart finishing touch.

To the rear, a side return extension has transformed the kitchen into a real showstopper. This bright and stylish space features a

fully glazed roof and tall glass doors that open out to the garden. A charming bay window with a built-in seat offers the perfect nook for a quiet moment with a glass of wine and a good book. The ground floor also benefits from a cleverly arranged utility room and a convenient downstairs WC.

Upstairs, there are four generously sized double bedrooms, including a standout loft suite. This top-floor retreat features a sleek en-suite with a walk-in shower and freestanding bath. All the bedrooms enjoy excellent proportions and plenty of natural light. The principal bedroom spans the width of the house, with a feature fireplace and a large bay window that floods the space with evening sun.

The garden is equally impressive. South-facing and stretching close to 40 feet, it is beautifully maintained

and ideally positioned to enjoy the sun all day long.

This increasingly desirable neighbourhood offers excellent transport connections, with Manor House (Piccadilly Line, Zone 2), Harringay Overground, a short walk to Harringay Green Lanes on the Suffragette Line, and direct trains to Moorgate all within easy reach. Green spaces including Finsbury Park, Fairland Park, and Chestnuts Park provide a welcome escape from city life.

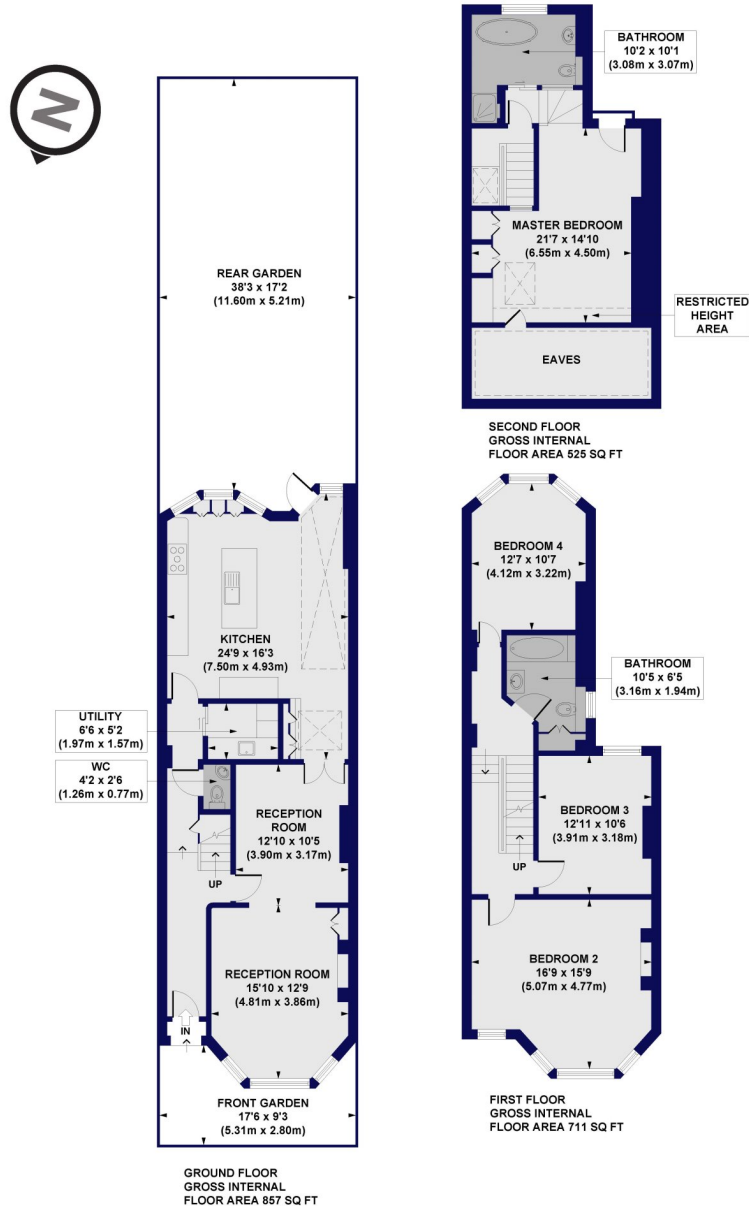
The house is just a few doors down from the 'Outstanding' South Haringey Junior School. At the end of the road, Green Lanes is home to a brilliant mix of independent shops, cafés, and bars. Grab a fresh pastry from The Dusty Knuckle, sip cocktails at Brouhaha, enjoy a legendary Turkish grill, or soak up the atmosphere at the iconic Salisbury Hotel — all just a short walk away.



Pemberton Road, N4

Approx. Gross Internal Floor Area 2093 sq. ft / 194.48 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 1954 sq. ft / 181.50 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.

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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: Freehold

Council Tax Band: E

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.

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