



ST. MARGARETS ROAD, N17
£685,000 FREEHOLD

3 BED HOUSE

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DESCRIPTION:

Presenting St Margarets Road, London N17, forming part of a collection of peaceful Victorian streets that run off Philip Lane in our exciting urban neighbourhood.

Set on a quiet sought after street, this really is a wonderful family home, covering two floors and approx. 1069 sq. ft of lateral living accommodation the house boasts period charm throughout with a bright and practical living space.

The ground floor begins with a welcoming hallway that leads you into a glorious double reception room with high ceilings, wood floors and a smart wood burner, this room is perfect for both entertaining and relaxing and has a lovely ambience. Off the reception room is the modern fitted kitchen and its adjoining morning room which offers a versatile space and leads

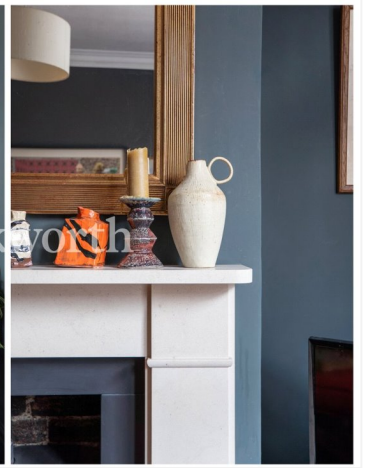
effortlessly into the peaceful South West facing garden.

The first floor of this beautiful home occupies two double bedrooms and a single room all of which are comfortable and nicely decorated, The first floor is concluded by way of stylish bathroom and access to the Large loft space.

In terms of location, you cannot ask for much more than this brilliant spot in N17, this area continues to thrive. You will be just a moments from some of the neighbourhoods most fashionable social establishments including With Milk for coffee and Croissants and The Palm Pub and restaurant where you can take your pick from a great selection of independent beers and an impressive menu - not only will you be just a short walk to transport links at Seven Sisters Underground (Victoria Line) and Bruce Grove BR, but you will also have bus links that

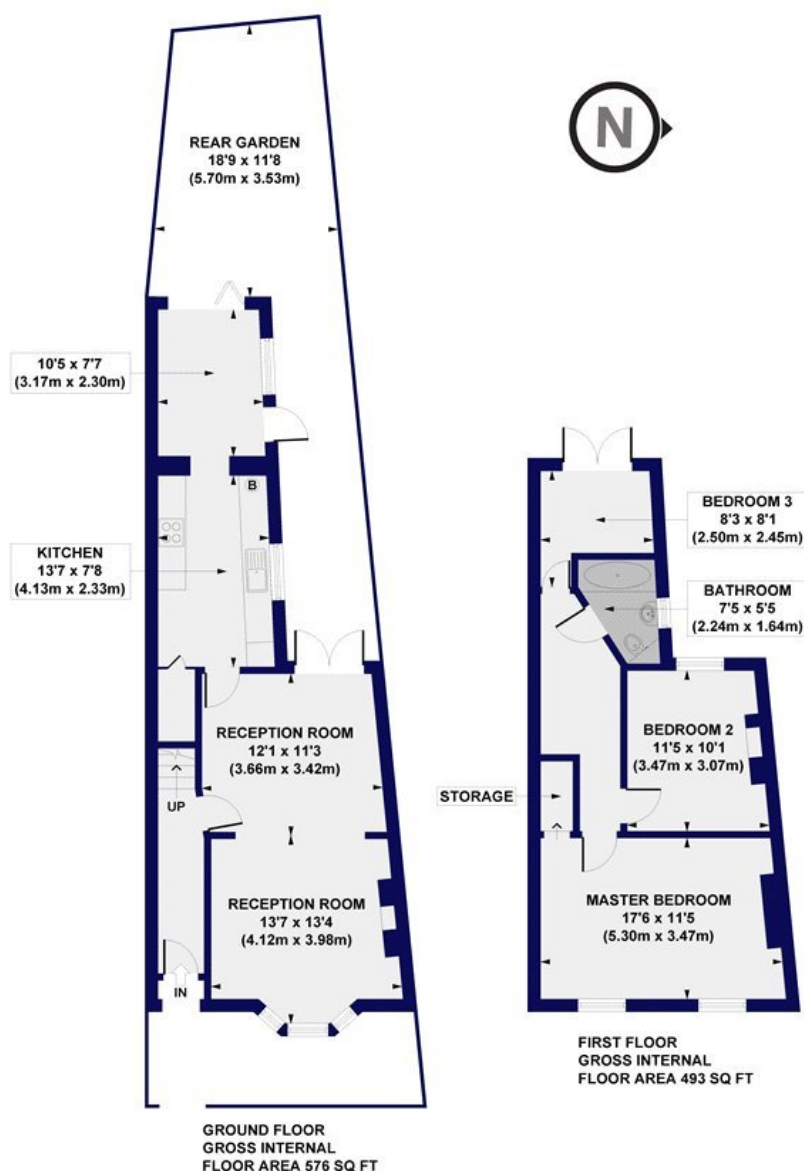
will take you to Tottenham Hale underground (Stansted Express Link), it's only a 15-20 minute walk approx. if you prefer. There are bus routes from the nearby high road that go into Hackney, Islington and the West End, getting around the capital is on point with this location.

Aside from the convenient transport hub that Tottenham undoubtedly is, living here will mean that you are able to take your pick from wonderful community parks at Downhills, Lordship Rec and Bruce Castle, not to mention the ever-increasing array of independent pubs, restaurants and coffee shops that continue to line the neighbourhood, with more opening literally month on month as this exciting urban location continues to meet and surpass its potential as a prominent North London property hotspot.



St. Margarets Road, N17

Approx. Gross Internal Floor Area 1069 sq. ft / 99.27 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: 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.