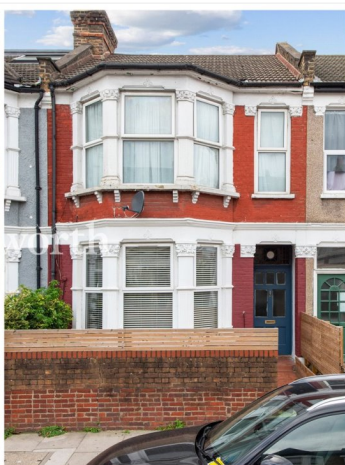




MOUNT PLEASANT ROAD, LONDON, N17

£415,000

- UNDER OFFER AT **£442,000**

2 BED GARDEN FLAT

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



DESCRIPTION:

This gorgeous, original brick fronted; ground floor apartment really is impressive with lateral living space over approx. 698 sq ft.

Positioned perfectly in the middle section of Mount Pleasant Road just moments from Philip Lane N15 and Bruce Grove this distinguished Victorian conversion has been meticulously and lovingly styled by our clients to create a wonderful home.

Property comprises - Front Garden with communal front entrance and hallway with door to flat. The reception room is at the front of the building boasting

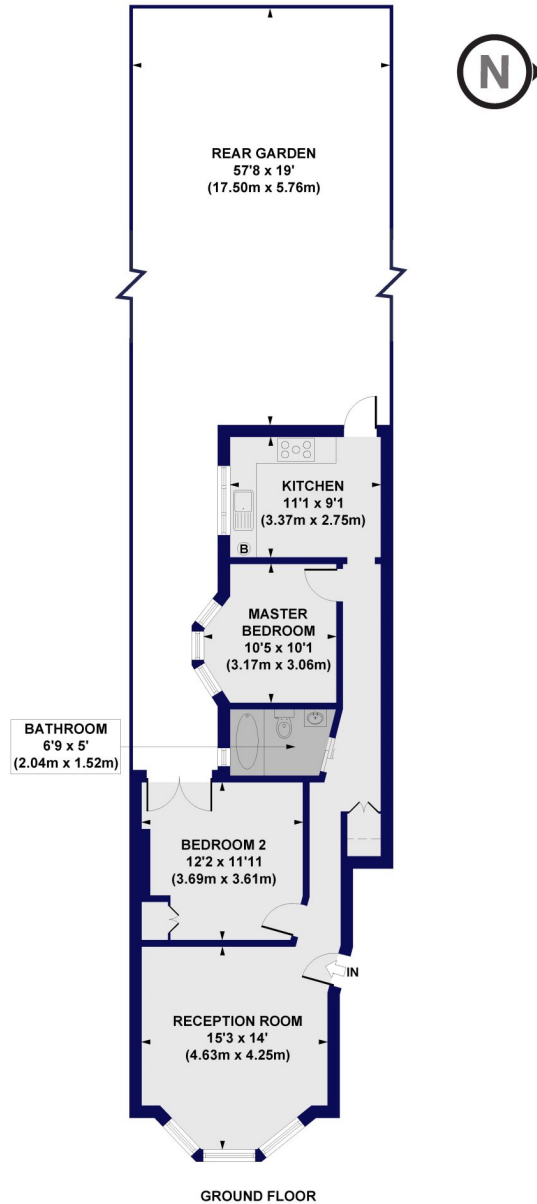
high ceilings and a pleasant living space, along the hallway there is access to two double bedrooms both of which are comfortable and nicely decorated, there is a really smart, tiled bathroom suite and a stylish fully fitted modern kitchen. Off the kitchen there is access to a well-designed 58ft (approx) West facing garden with decked patio and lawn.

3 stops away from Kings Cross this location is a transport hub with links at Seven Sisters, Bruce Grove (20 mins to Liverpool Street) and Tottenham Hale (Stansted Express Link) all within easy reach, there are also some fabulous local parks including Downhills and Lordship Recreation grounds within a short

walk not forgetting a great selection of nurseries and schools. Over the last few years Tottenham has seen an emergence of trendy independent cafés and pubs spring up all over the area many of which are just a short walk away from this stand out home. Within a 5 min stroll you will be able to visit a multitude of establishments along Philip Lane including The Palm pub and restaurant, this place has a become a major hit with the local community and serves up excellent gastro food and snacks as well as draft beers (it's also dog friendly), With Milk for a coffee and croissants is always buzzing with residents, Tottenham Green Leisure centre and The Bernie Grant Arts centre are also pretty much on your



Mount Pleasant Road, N17
Approx. Gross Internal Floor Area 698 sq. ft / 64.80 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		
A (92-100)		78
B (81-91)		
C (69-80)		
D (55-68)	63	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		