



NAPIER ROAD, N17

£730,000 FREEHOLD – UNDER OFFER

A THREE BEDROOM HOUSE.

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



DESCRIPTION:

Tucked away on a sought-after street just off Philip Lane, this charming three-bedroom Victorian home is full of character and benefits from a lovely South East-facing garden.

Tastefully renovated throughout, the house blends smart modern touches with original period features across 1,123 sq ft of space arranged over two floors.

Step inside to a welcoming hallway that leads to the ground floor living areas. At the front, the main reception room is bathed in light thanks to its large bay window. Finished with engineered wood floors, bespoke

shelving, a cast iron fireplace, and soft, contemporary décor, it's a space that feels both stylish and homely. Adjacent is a second reception room—ideal as a formal dining area or easily opened up to create one expansive living space.

At the rear of the home, a bright, newly fitted kitchen awaits. Finished with sleek cabinetry and modern appliances, it opens directly onto the garden through French doors—perfect for entertaining. Outside, the west-facing garden has been landscaped to provide a calm retreat with mature borders, established planting, and low-maintenance materials that make the most of the afternoon sun.

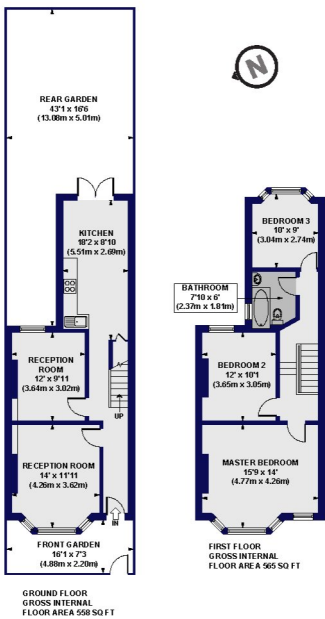
Upstairs, three well-proportioned bedrooms offer comfortable and flexible accommodation. The principal bedroom spans the full width of the house. A large, modern family bathroom completes this floor, finished with a clean, contemporary style.

Above, there's a generous loft space that offers excellent storage and clear potential for conversion, subject to the usual consents.

The neighbourhood has become a destination in its own right—Tottenham and Seven Sisters are known for their beautiful period homes, green open spaces, and a



Napier Road, N17
Approx. Gross Internal Floor Area 1123 sq. ft / 104.32 sq. m



All measurements of walls, doors, windows, fittings and appliances, including gas and electricity, are shown as indicated and do not constitute any warranty or representation by the seller, their agent or the estate agent. Any measurements shown must always be confirmed by the seller as to the accuracy of the information contained in these plans. This plan is for illustration purposes only and should be used in conjunction with any prospective purchases.

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		86 B
69-80	C	70 C	
55-68	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.