



NAPIER ROAD, N17  
**£675,000 FREEHOLD**

## A TWO BEDROOM FREEHOLD HOUSE.

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## DESCRIPTION:

Nestled on a popular street just off Philip Lane, this captivating two-bedroom Victorian residence boasts a character-filled ambiance and a delightful west-facing garden.

Thoughtfully renovated while preserving many original features, this home offers a tasteful space spanning 874 sq.ft across two floors.

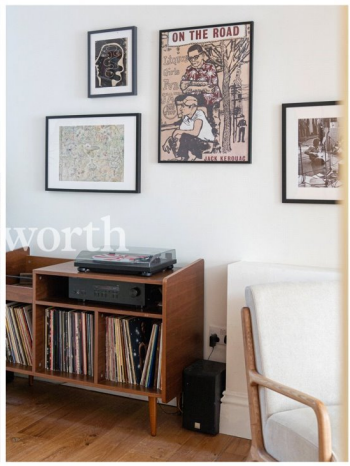
Upon entry, a welcoming entrance hall provides access to all the ground floor living spaces. To the right, an open and light-filled double living room immediately captivates with its engineered wood floors, cast iron fireplace, bespoke shelving, and stylish modern décor.

Towards the rear, a bright, extended, and recently fitted modern kitchen awaits. Complete with a sky lantern and bifold doors that seamlessly extend onto the rear garden, this space is ideal for entertaining. Out back, a small slice of heaven in the heart of this bustling neighbourhood features established borders and a low-maintenance, sunny garden.

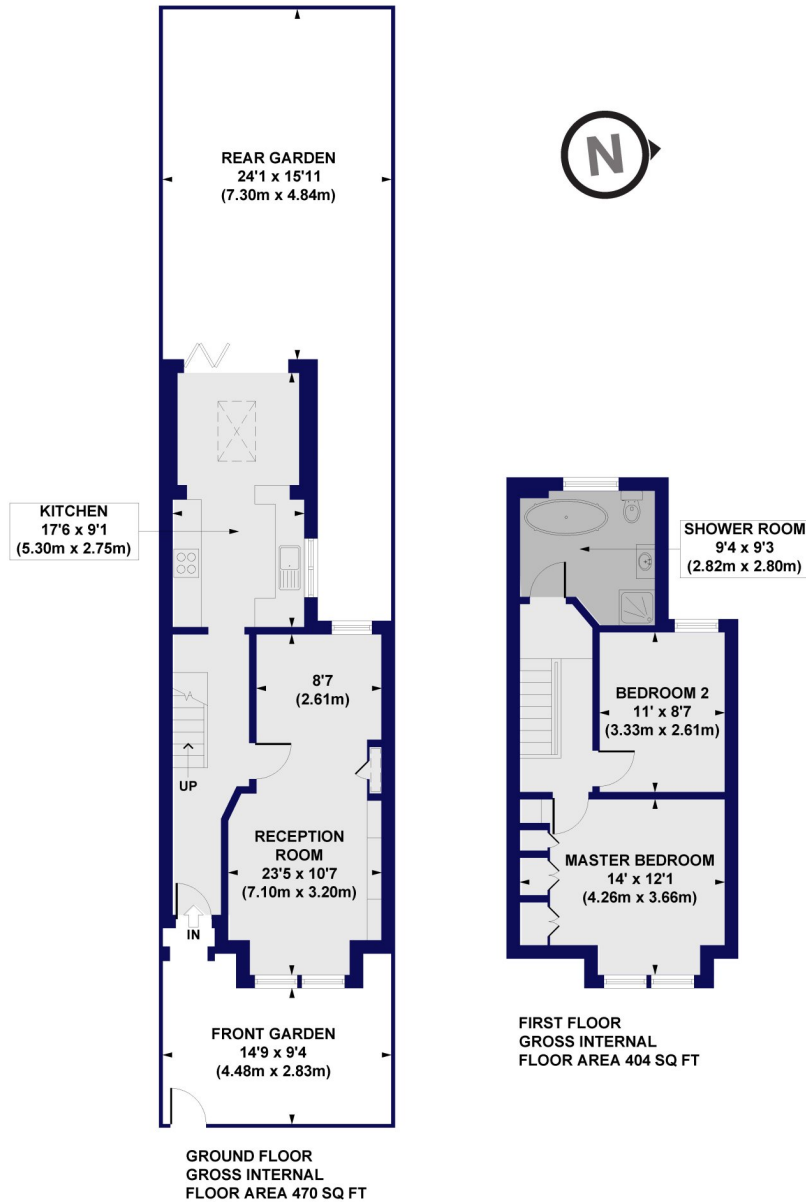
The first-floor hosts two spacious bedrooms, the largest of which spans the entire width of the front of the house and boasts a wall of built-in wardrobes. Also on this level is an oversized, modern family bathroom, complete with a freestanding bathtub, shower cubicle, and high-end fittings.

Above, a good-sized storage loft can be found, which may be converted subject to all the usual consents.

Tottenham and Seven Sisters offer elegant period housing, vast parklands, and excellent transportation connections. The area is known for its unique, diverse, and welcoming community. Recently, a range of innovative shops, restaurants, and cafes have opened, including Pasero on West Green Road, The High Cross micro-pub, The Palm Gastro Pub, Bluecoats, Beavertown Brewery, Blighty Cafe, and Moloko. With Milk, a nearby establishment on Philip Lane, is a popular spot for coffee and small bites.



**Napier Road, N17**  
**Approx. Gross Internal Floor Area 874 sq. ft / 81.22 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.



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

**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.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92)  | A |                         | 89        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 66                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |