



EFFINGHAM ROAD, N8  
**£695,000 LEASEHOLD**

## A THREE BEDROOM DUPLEX APARTMENT.

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## DESCRIPTION:

This design-led, unique three-bedroom duplex apartment occupies the top two floors of an attractive Victorian terrace on Effingham Road, one of the quietest and most sought-after streets on the 'Harringay Ladder'. Tastefully renovated, this home seamlessly blends contemporary style with exquisite period detailing, offering a sophisticated living experience where historic features meet modern design.

The loft conversion has transformed the upper level into a stunning open-plan kitchen, dining, and living space, bathed in natural light from oversized roof lights and tall windows. This striking room, perfect for entertaining, leads to a private roof terrace, providing a secluded

outdoor retreat.

On the lower level, you'll find three double bedrooms. The elegant master bedroom benefits from abundant natural light through dual-aspect windows and boasts a sleek en-suite bathroom. Two further generously sized bedrooms share a stylish family bathroom, completing this level.

Set in a vibrant and increasingly sought-after area, this property is well-connected, with transport links at Manor House, Finsbury Park (Piccadilly and Victoria Line), and Harringay Overground. Nearby, you'll find the green spaces of Finsbury Park and the tranquil Woodberry Wetlands, perfect for weekend strolls.

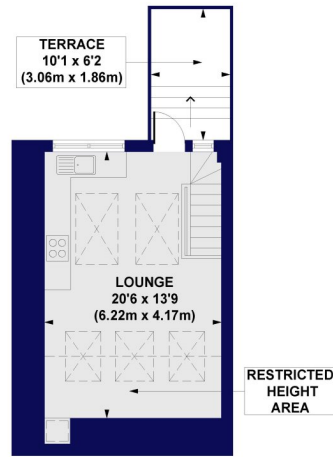
For families, the highly regarded North and South Harringay Primary schools are just a stone's throw away. You're also within easy reach of local farmers' markets and the independent shops, cinema, and restaurants of Crouch End Broadway, all just 30 minutes away.



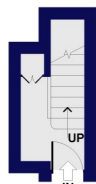
# Effingham Road, N8

Approx. Gross Internal Floor Area 852 sq. ft / 79.13 sq. m (Including Restricted Height Area)

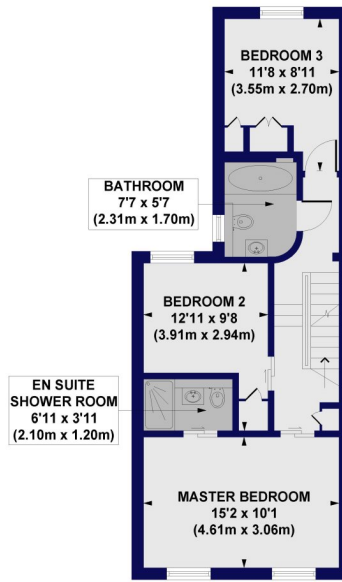
Approx. Gross Internal Floor Area 783 sq. ft / 72.75 sq. m (Excluding Restricted Height Area)



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 283 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 49 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 519 SQ FT

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			
(92)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**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.