



EFFINGHAM ROAD, N8
£675,000 LEASEHOLD

A THREE BEDROOM DUPLEX APARTMENT.

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



DESCRIPTION:

This stand-out Three-Bedroom duplex apartment with roof terrace occupies the top two floors of an attractive Victorian terrace.

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.

Well-connected, with transport links at Turnpike Lane, Manor House, Finsbury Park (Piccadilly and Victoria Line), and Haringay Overground. Nearby, you'll find the green spaces of Finsbury Park and the tranquil Woodberry

Wetlands, perfect for weekend strolls.

With bustling Green Lanes at the end of the road, you have an array of superb Turkish cuisine on your doorstep, as well as the ever growing mix of independent stores, bars and cafes. You'll love the newly opened Dusty Knuckle bakery and the cool Brouhaha beer/cocktail bar, which are a short distance away.

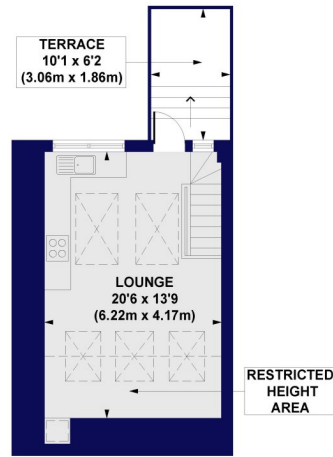
Please contact the sales team at Winkworth Haringay office to arrange an appointment to view 020 8800 5151-haringay@winkworth.co.uk



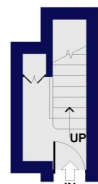
Effingham Road, N8

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.

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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.