



ETHERLEY ROAD, N15  
**£3,500 PER MONTH FURNISHED**

## THREE BEDROOM NEW BUILD HOUSE

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



## DESCRIPTION:

Constructed in 2022, the property provides spacious living accommodation over three levels.

Property comprises: Front sunny courtyard garden with secure cycle parking and path leading to private entrance. The ground floor includes a practical open-plan reception room, dining room and kitchen with high-end fitted appliances, tiled floors with underfloor heating, and a guest cloakroom. There is also a small well-designed rear courtyard garden. Three bedrooms on the first and second floors with fabulous views from the large top floor bedroom.

Etherley Road is a very quiet residential street in a Low Traffic Neighbourhood (LTN) with ample street parking, moments from the green fields of Chestnuts Park and near Downhills Park. The street has a strong community feel and the popular and well-regarded Chestnuts Primary school is at the end of the road. The house is close to excellent transport links at Turnpike Lane

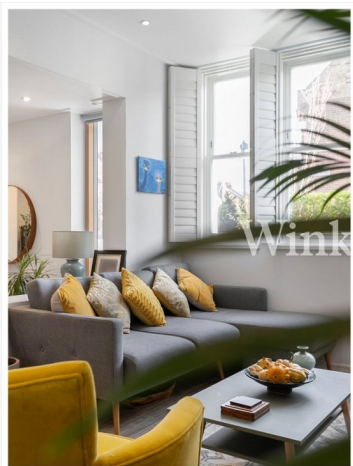
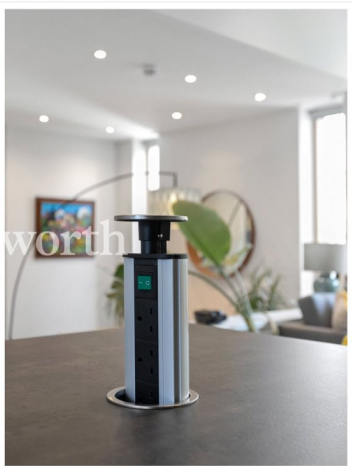
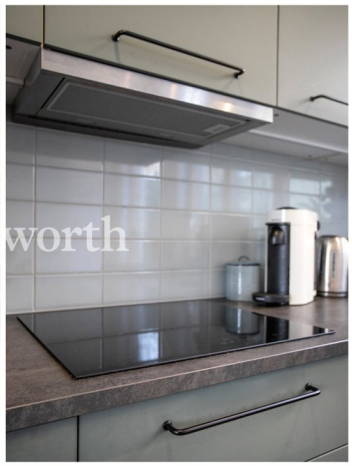
Underground Station ( Piccadilly Line Zone 3) and Seven Sisters (Victoria Line Zone 3) as well as Harringay and Harringay Green Lanes mainline/Overground stations. Four bus routes pass nearby (41, 67, 230 and 341).

Green Lanes Harringay with its vast array of independent restaurants, pubs and coffee shops is just around the corner while on West Green Road there has been an emergence of excellent independent establishments in recent years transforming the landscape of this exciting urban neighbourhood. The nearby St Ann's Hospital development is being built, which will further transform the area.

With Wood Green Shopping Area, Alexandra Palace, Finsbury Park and Crouch End all within close proximity, this place really does tick many boxes. Buses from near by Green Lanes will take you into Hackney, Islington, and Central London and with further underground links at Manor House and Hornsey both close by travelling around the capital will be efficient.

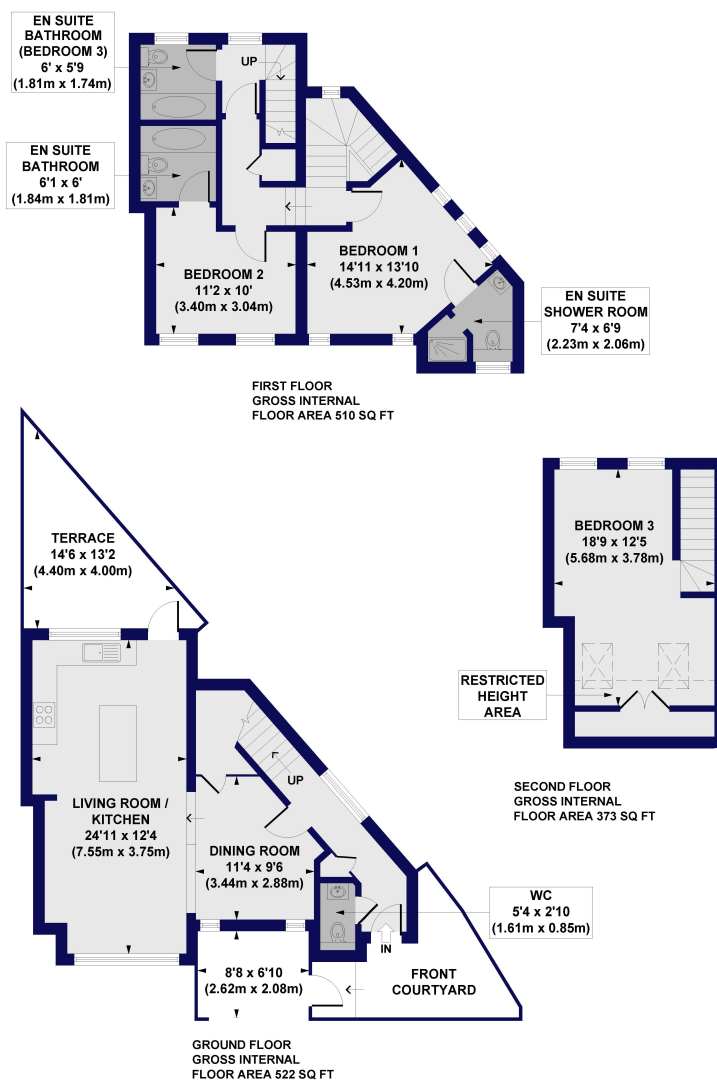
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Est 1835



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Approx. Gross Internal Floor Area 1286 sq. ft / 119.47 sq. m (Including Restricted Height Area)  
 Approx. Gross Internal Floor Area 1237 sq. ft / 114.89 sq. m (Excluding Restricted Height Area)



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.

**Deposit: £4,038.46**

**Holding Deposit:**

**Council Tax Band: E**

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		87
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	