



GLOUCESTER ROAD, N17
£475,000 LEASEHOLD

TWO BEDROOM GARDEN FLAT

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DESCRIPTION:

Nestled on a quiet, one-way street in South Tottenham is this beautifully assembled, two-bedroom ground floor Victorian conversion with a private south-west garden.

Spanning the entire ground floor of a Victorian bay-fronted house, this character two-bedroom garden flat graces a sought-after location in N17, positioned among a tranquil enclave of Victorian residences.

Step through the front door into an inviting entrance hallway, effortlessly connecting all spaces. To the front, a spacious, bright reception room can be found,

adorned with recessed shelving, stripped pine floorboards and ceiling coving with cascades of natural light pouring through wide bay fronted windows—a perfect social or relaxing space to unwind after a busy day.

Adjacent to the reception, you have a double bedroom offering a side return garden view. This bedroom boasts wood floors and an attractive fire place, a large window giving good natural light throughout.

Toward the rear of this flat, you have a newly renovated bathroom with a large bath, shower and a tiled floor. The clean lines and minimal design of

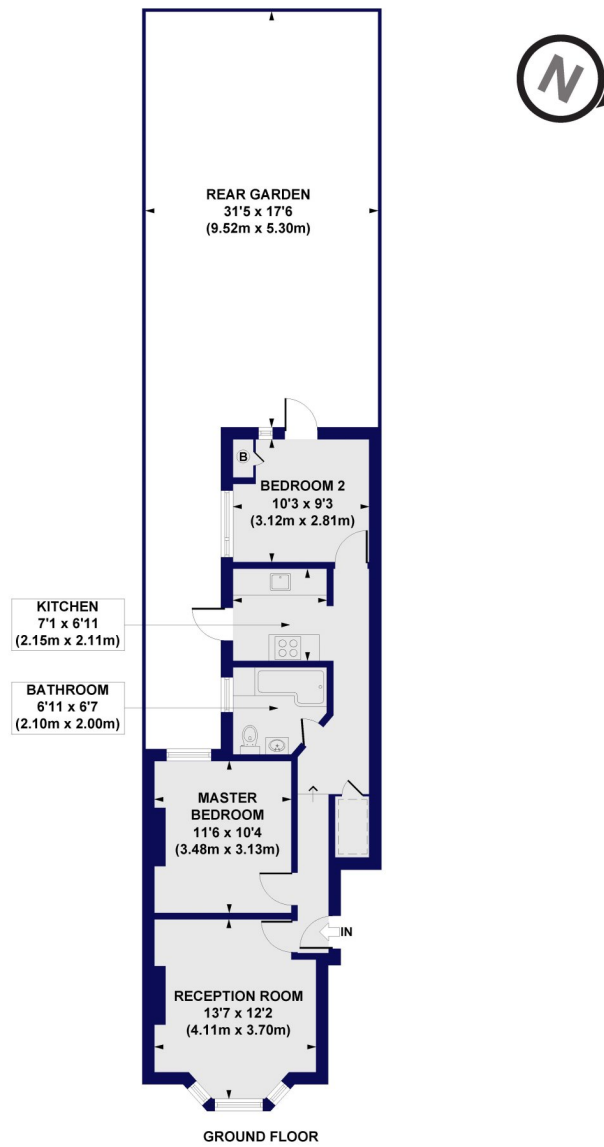
the all-white kitchen with base units either side and tiled flooring opens onto a sunny south-west facing garden. Further along you have another small double bedroom which opens onto the back garden.

Outside, the south-west facing garden presents a delightful retreat, featuring a York stone patio area upon stepping out with room for a BBQ and out door dining overlooking the lawned garden.

Tottenham and Seven Sisters offer elegant period housing, vast parklands, and excellent transportation connections. The area is known for its unique, diverse, and welcoming



Gloucester Road, N17
Approx. Gross Internal Floor Area 579 sq. ft / 53.77 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: Leasehold

Term: 87 year and 8 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		
(81-91)	B		
(69-80)	C	79	79
(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	