



GLADESMORE ROAD, LONDON, N15
£375,000 LEASEHOLD

A BEAUTIFULLY FINISHED ONE BEDROOM FLAT SET IN A CHARMING PERIOD CONVERSION

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

A truly stunning one-bedroom split level flat spanning 584sqft and set across the first floor of this charming period conversion on Gladesmore road. The property offers sizable, light filled rooms throughout has been tastefully upgraded by the current owners to enhance the feeling of space and period charm. A superb living room is located to the front of the property and provides a wonderful entertaining space, it is flooded in natural light and benefits from period fireplace and inbuilt storage. A generous double bedroom is located to the rear of the first floor and offers inbuilt wardrobes and peaceful views over neighbouring gardens. The kitchen offers ample space for a dining table and has been beautifully upgraded to include generous worktop and storage space whilst contrasting colour schemes perfectly compliment the room. The family sized bathroom has once again been elegantly designed to include metro tiling and tasteful three piece suite. Whilst offering generous space throughout, further access is provided to an undemised attic space which has been fully lined.

Gladesmore road is nestled amongst a number of treelined roads just east of the A10 and is perfectly placed for easy access to Stoke Newington Church Street as well as the local restaurants bars and shops in Seven Sisters. The green spaces of Springfield park and Clapton Common are located to the south of the property whilst Markfield park and Walthamstow wetlands are just a short distance away to the east. Transport connections are excellent with the Victoria line at Seven Sisters or the Overground at Stamford Hill and South Tottenham Rail Stations, all within half a mile. Cycling into Central London couldn't be easier; the Cycle Superhighway (CS1) extends from Tottenham High Road to Liverpool Street, via Stoke Newington and Hackney.

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Gladesmore Road, N15
 Approx. Gross Internal Floor Area 584 sq. ft / 54.25 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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	74	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	

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