



MATTISON ROAD, N4  
**£515,000 SHARE OF FREEHOLD**

## CHARMING ONE-BEDROOM GARDEN FLAT WITH SECLUDED OFFICE SPACE

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## DESCRIPTION:

Set within the ground floor of a handsome Victorian home, this delightful one-bedroom garden flat boasts period features, a private south-facing garden, and a secluded garden office, making it an exceptional find in the heart of Harringay Ladder.

Upon entering, you're greeted by a spacious hallway leading through the home. At the front, a bright and inviting reception room features large bay windows, a charming fireplace, wood floors, and intricate period ceiling details, creating a cozy space ideal for relaxation or entertaining.

Adjacent to the reception room, a generously sized double bedroom offers serene garden views, with French doors leading to the garden via the side return, adding a touch of elegance and practicality.

The kitchen at the rear is a standout feature, thoughtfully designed with wood-topped counters, ample under-counter storage, and space for a dining table.

Step outside to discover a south-facing garden oasis. A patio area directly off the kitchen is perfect for alfresco dining, while a pergola-covered pathway leads to a secluded cabin at the rear. Equipped with electricity and Wi-Fi, this versatile space is ideal as a home office, studio, or creative retreat.

Completing the home is a modern bathroom suite with both a bathtub and a separate shower, offering comfort and style.

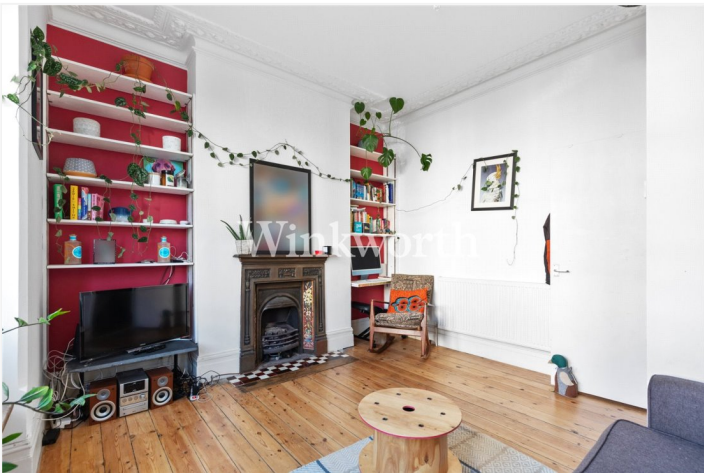
Mattison Road is a sought-after address on the Harringay Ladder, a vibrant and family-friendly neighbourhood known for its eclectic charm and strong community spirit.

Green Lanes Harringay is just moments away, offering a diverse selection of independent restaurants, coffee shops, fresh produce stores, and welcoming pubs. The area's lively yet relaxed atmosphere makes it one of North London's most desirable spots.

For outdoor enthusiasts, Finsbury Park and other green spaces are within easy reach. Commuting is a breeze with excellent transport links at Manor House (Piccadilly Line), Harringay BR, and Harringay Green Lanes Overground, all within walking distance.

This property presents an exceptional opportunity to own a home filled with character, practical features, and a prime location in one of North London's most dynamic areas.

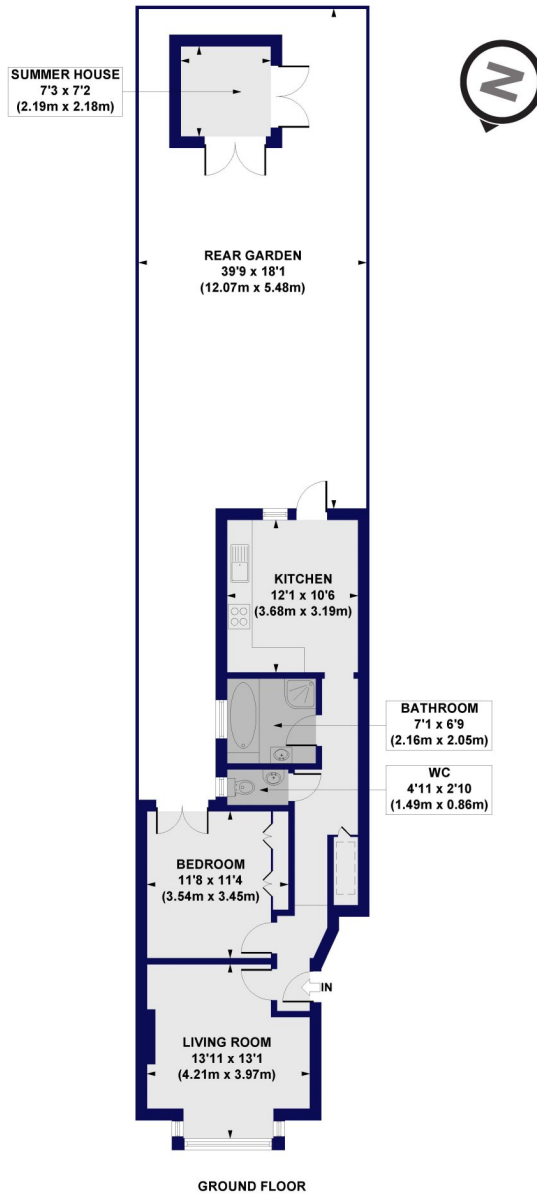




# Mattison Road, N4

Approx. Gross Internal Floor Area 647 sq. ft / 60.11 sq. m (Including Summer House)

Approx. Gross Internal Floor Area 599 sq. ft / 55.64 sq. m (Excluding Summer House)



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		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Share of Freehold

**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.