



FOYLE ROAD, N17
£425,000 LEASEHOLD

2 BED GARDEN FLAT

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DESCRIPTION:

This apartment is a must see - not only will you enjoy the benefits of a generous beautifully designed private garden and a bright and airy open plan living space, but you will also be on a wonderful Victorian street with a great community vibe.

The flat is set within a classic Victorian terraced building with living accommodation spread over approx.647 sq. ft.

This home comprises of two double bedrooms which are set to the front of the property followed by the bathroom and then to the hub of the home at the rear, a smart open plan

kitchen, dining and living area. This area provides access to an outdoor courtyard, perfect for growing a few herbs in in the summer, as well as an impressive private garden through the rear bay doors, providing an excellent space for summer time alfresco dining and kids play area.

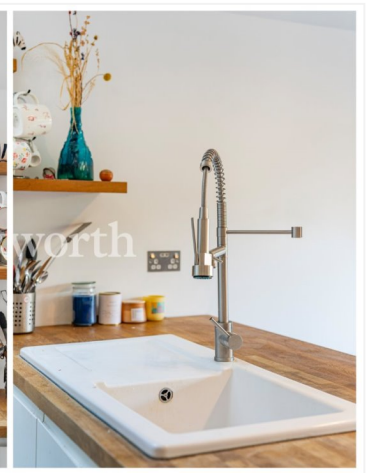
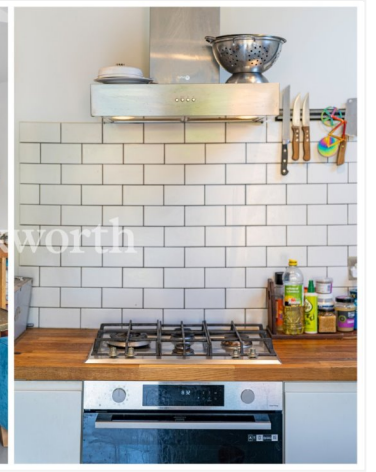
An increasingly popular neighbourhood amongst young professionals, Tottenham is a vibrant and buzzy location with attractive housing and lots of green spaces.

Nearby Tottenham High Road, which is just a few minutes stroll away, has seen an emergence of new independent pubs, bars, breweries, cafés and restaurants - this part of North London really is

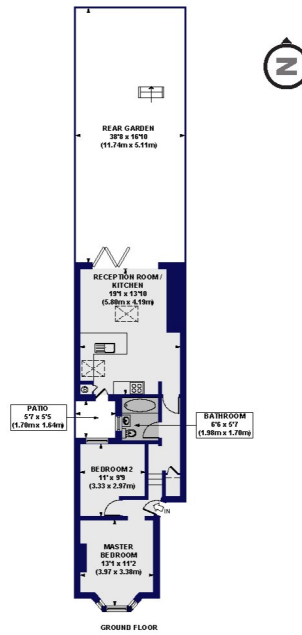
on the up.

The location of this property is well situated with green spaces all around including Tottenham marshes, River Lea and Walthamstow Wetlands. The historic Bruce Castle Museum with its adjoining areas park is home to the oldest oak tree in Tottenham, which is over 450 years old!

You will be able to benefit from convenient access to Northumberland Pk BR and Tottenham Hale BR-Underground with its Stanstead Express link, buses from the High Road will take you into Seven Sisters Underground, Hackney, Islington as well as Central London



Foyle Road, N17
 Approx. Gross Internal Floor Area 647 sq. ft / 60.08 sq. m



GROUND FLOOR

All measurements of walls, doors, windows, fittings, and appliances, throughout the specification, are in metres. All measurements are to be taken as any liability or representation by the seller, their agent or agent's agent. Any measurements shown in metres are for information only and are not intended to be used for any other purpose. All measurements are for illustration purposes only and should be used as a guide only for 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	74	77
(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.