



BERWICK ROAD, N22
£685,000 FREEHOLD

3 BED HOUSE

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DESCRIPTION:

Built between the Wars and settled half-way down a quiet street near to Wood Green is this beautifully assembled 1930's three-bedroom terrace house with private back garden. Tastefully remodelled and extended with ground floor kitchen extension creating a wonderful and bright sociable home.

This beautiful home combines stylish modern interior with period detailing, exuding sophistication from every angle.

The accommodation is currently arranged over two levels and provides 1149 Sq. ft /106.74 Sq.m

of living space. There is also scope to extend into the attic space and possibly creating one or two further rooms (subject to planning and all usual consents).

To the left of the hall you are met with a living room to the front. Natural light pours in through the windows at the front. Original wood floors, fitted cupboard's, shelves, original coving and a cast iron wood burner complete the look.

At the rear of this property you are embraced with gorgeous extended and remodelled open-plan kitchen and dining/living space and WC cloakroom. The clean lines and minimal design of

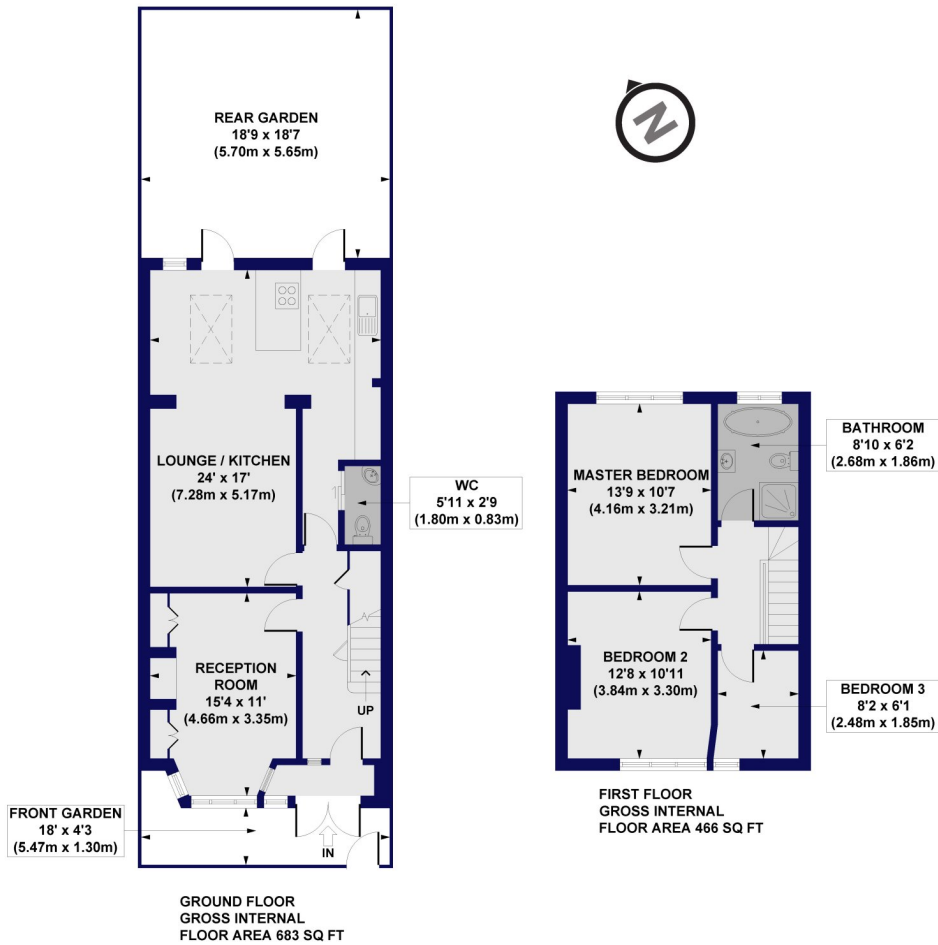
the wonderful kitchen complement this elegant space, a focal point being the oversize roof lights and ceiling height minimal-frames doors provides lots of natural light opening onto a stone patio garden for outdoor socializing and BBQ's

On the first floor are three bedrooms, the main bedroom is a great size and sits at the front. Off the landing is a stunning oversized and well-designed bathroom and a ceiling hatch to a large storage loft.

Away from the immediate hustle and bustle of Wood Green, but still within walking distance to the extensive amenities that the High Street and Mall have to offer.



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Approx. Gross Internal Floor Area 1149 sq. ft / 106.74 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.

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.

Tenure: 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C	74	
(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	