



ALEXANDRA ROAD, LONDON, N15
£750,000 FREEHOLD

A FOUR BEDROOM FAMILY HOME.

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DESCRIPTION:

Arranged over three beautifully presented floors, this charming four-bedroom Victorian home seamlessly blends period charm with modern design.

Behind its striking facade, the house opens to a bright and welcoming reception room. With classic wooden floors, a bay window that fills the space with natural light, and ample room to relax, it's a great space to hang out.

To the rear, the kitchen is both functional and stylish, offering generous workspace and storage. Connected to the second reception room, it creates a sociable open-plan area ideal for hosting and everyday living.

Out back there is a private, low-maintenance garden—an inviting space to unwind or enjoy alfresco moments, sheltered from the bustle of South Tottenham.

The first floor boasts two spacious double bedrooms, including a principal bedroom that spans the width of the house. To the rear, a large shower room offers a serene outlook over the garden.

The loft conversion elevates the home further, adding two additional bedrooms. The master bedroom is a standout, featuring a dormer window with a Juliet balcony, dual Velux windows, and a modern en-suite shower room. The second room on this level makes a great home office or nursery.

Falling into the catchment area of a selection of local schools, the neighbourhood offers local activities and thriving community groups for those with young families.

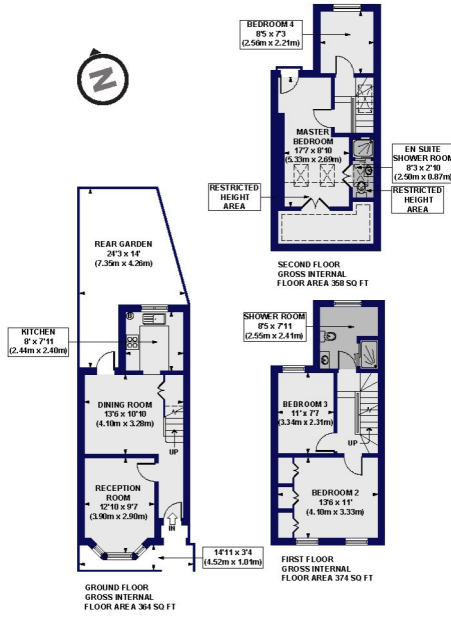
The neighbourhoods of Crouch End, Finsbury Park and Stoke Newington are all within walking distance, as are numerous green spaces including Chestnuts Park, Downhills Park, Finsbury Park and the Woodberry Wetlands.

Transport links are excellent: the property is a c.20 minute walk to both Manor House station (Underground Zone 2 on the Piccadilly Line) and Harringay station (Great Northern line with frequent trains to Old Street and Moorgate). A c.15 minute walk away is Harringay Green Lanes (Overground) which provides a quick and convenient route to Hampstead or to east London. In addition, the 29, 141 and 341 buses take you to Trafalgar Square, London Bridge and Waterloo respectively. You are also a c.15 minute walk to Seven Sisters Station too.



Alexandra Road, N15

Approx. Gross Internal Floor Area 1096 sq. ft / 101.85 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 978 sq. ft / 91.73 sq. m (Excluding Restricted Height Area)



All measurements of walls, doors, windows, fittings and appliances, throughout the specification, are given in metric units and do not constitute any warranty or representation by the seller, their agent or their broker. Any measurements shown may vary from the actual dimensions as shown on the plans of the information contained in these plans. Dimensions for illustrative purposes only and should be verified shortly after prospective purchases.



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			
(92-100)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.