



CHESTER ROAD, N17  
**£395,000 LEASEHOLD**

## A ONE BEDROOM GARDEN FLAT.

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## DESCRIPTION:

Occupying approximately 573 sq. ft of lateral space on the ground floor, this charming period apartment is set within an attractive Victorian terrace in the heart of South Tottenham, just moments from local parks, social hotspots, and excellent transport links.

The property offers bright, airy accommodation with a welcoming reception room to the front, featuring high ceilings and a large bay window that fills the space with natural light. Along the hallway, you'll find a well-decorated double bedroom that leads out onto the private garden. The spacious kitchen diner, centrally placed, serves as the

perfect social hub for gatherings. The well-designed rear garden offers a peaceful oasis, a true retreat in urban London.

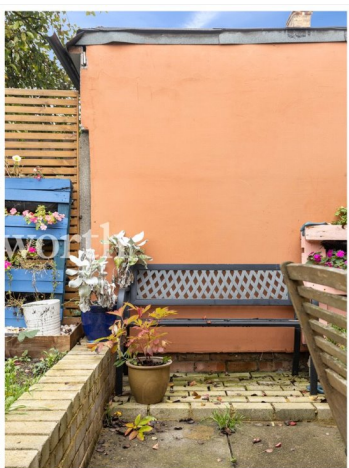
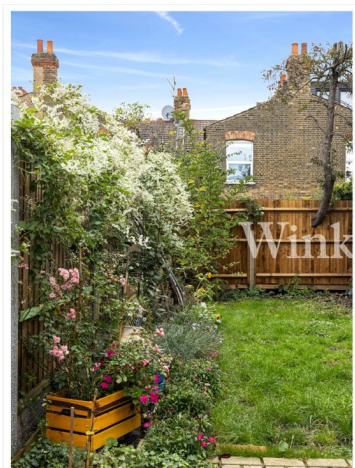
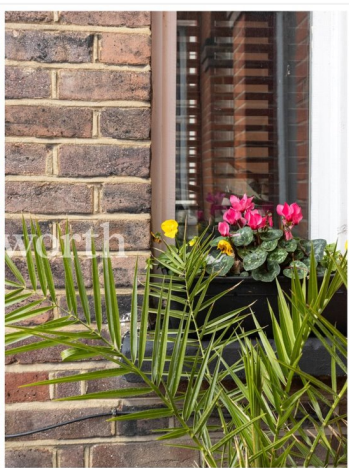
Chester Road is part of a collection of sought-after Victorian streets off Philip Lane, running from Downhills Park Road to Arnold Road. You'll be ideally located near the award-winning Downhills Park, complete with a community café, tennis courts, and a children's play area. Lordship Rec is also just a short stroll away, making this a superb purchase opportunity.

Transport connections are excellent, with Seven Sisters BR/Underground (Victoria Line,

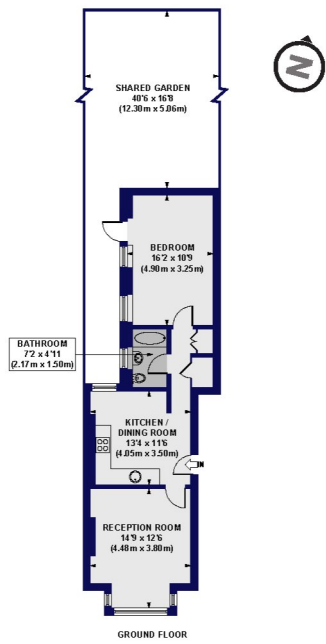
Zone 3) and Tottenham Hale (Stansted Express) providing swift access into Central London and beyond.

You'll also enjoy easy access to the vibrant offerings of Philip Lane, West Green Road, and Green Lanes, where a fantastic array of independent coffee shops, pubs, and restaurants await. Be sure to check out local favorites like With Milk, The Palm, Ten to One cocktail bar, Perkyn's, and Forks and Green, all just steps from your door and beloved by the friendly local community!

Please contact the sales team at Winkworth Haringay office to arrange an appointment to view -



Chester Road, N17  
 Approx. Gross Internal Floor Area 573 sq. ft / 53.28 sq. m



All measurements of walls, doors, windows, fittings and appliances, throughout the specification, are in metres. All measurements are to be taken as any nearby or representative by the seller, their agent or their licensee. Any measurements shown in this document are for illustrative purposes only and should not be used for any 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(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.