



BURGOYNE ROAD, N4  
**£575,000 SHARE OF FREEHOLD**

## ONE BED WITH ADDITIONAL STUDY / SLEEPING AREA AND PRIVATE GARDEN

Harringay | 020 8800 5151 | [harringay@winkworth.co.uk](mailto:harringay@winkworth.co.uk)



## DESCRIPTION:

Presenting Burgoyne Road, Harringay, London N4 by Winkworth Harringay office.

Living accommodation spans approx. 779 Sq. Ft.

This place really is a wonderful home, its set within a highly sought after Harringay Ladder location, providing ample living and entertaining space, making it the perfect first-time purchase within our exciting urban neighbourhood.

Set within a grand, attractive Victorian building, this charming apartment comprises - Own

private entrance, an expansive reception room that includes a functioning cast iron bioethanol fireplace, a modern fitted kitchen, a comfortable double bedroom and an additional office space / guest room, newly renovated bathroom and access to a truly beautiful south facing garden which boasts stunning mature shrubbery and ample decked areas for entertaining and alfresco dining throughout the summer months, effectively doubling the square footage of the property.

Burgoyne Road is one of the widest streets that form the desirable Harringay Ladder, in what has become one of the most sought after and buzzy locations

within the north of the capital.

The local neighbourhood is awash with young professionals and families and is a diverse and culturally rich community of residents.

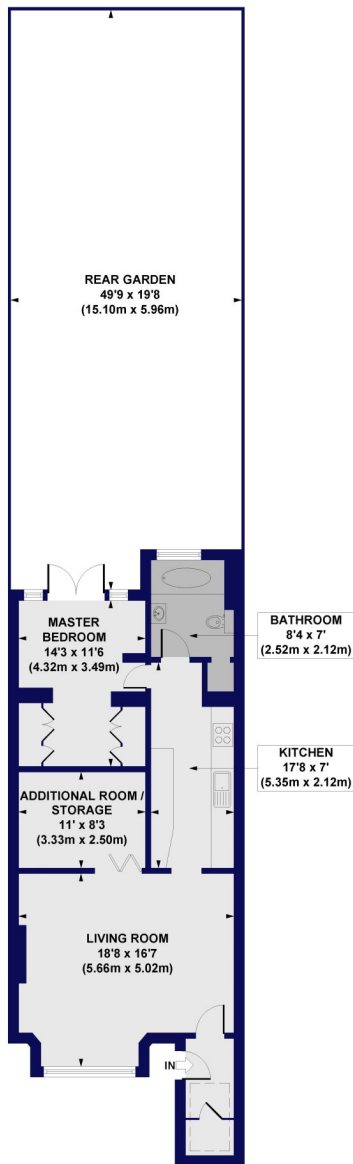
At the end of the street, you will find Green Lanes Harringay with its superb selection of independent restaurants, coffee shops, green grocers and pubs, you will literally be spoilt for choice when it comes to eating out or simply having a quiet coffee or afternoon / evening glass of wine in this pocket of North London.

With the green lawns of Finsbury Park and transport links at Manor House, Harringay BR and Harringay Green Lanes over ground all within a short stroll



# Burgoyne Road, N4

Approx. Gross Internal Floor Area 779 sq. ft / 72.41 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:** 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.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 69                      | 75        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |