



**SALISBURY MANSIONS, LONDON, N15**  
**£525,000 SHARE OF FREEHOLD**

## **A TWO BEDROOM GARDEN FLAT.**

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## DESCRIPTION:

This charming apartment blends period features with modern updates, offering a comfortable living space.

Set on the ground floor of a Victorian mansion block, the flat provides generous living space and a private garden.

At the front, a spacious reception room is filled with natural light from a large bay window. The room includes hardwood floors, bespoke shelving, and a period fireplace, creating a relaxed atmosphere.

To the rear, the kitchen diner has been remodelled with bifold doors that open onto the private garden.

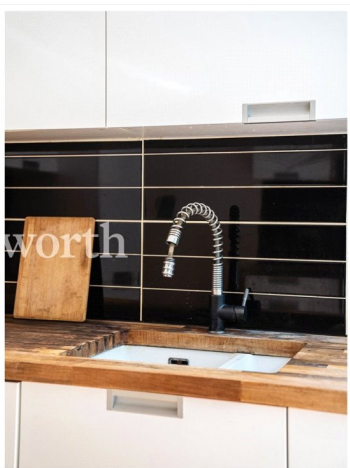
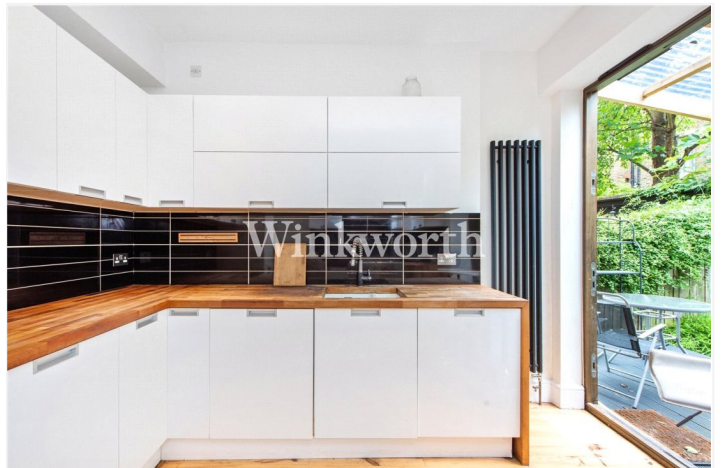
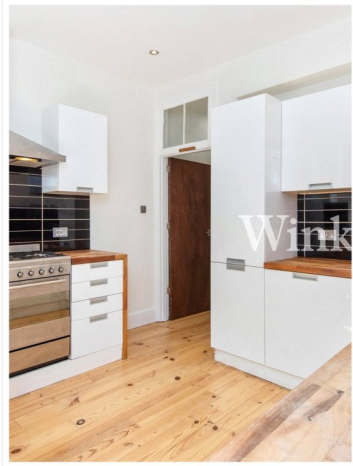
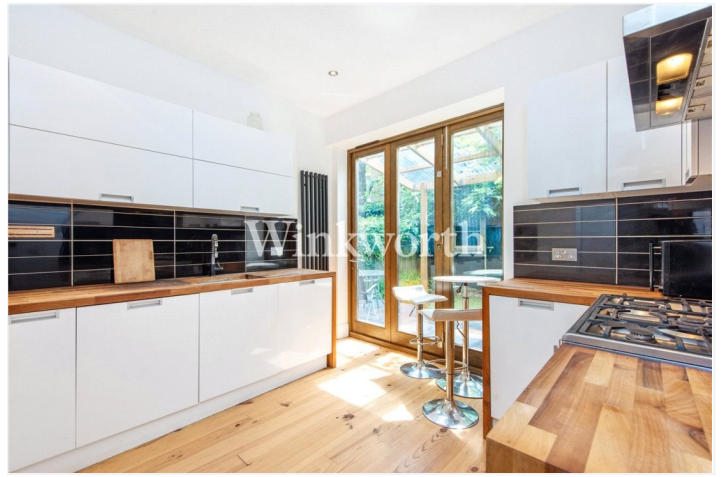
The garden features a storage shed and a covered pergola area, perfect for enjoying outdoor space.

There are two well-sized bedrooms. The larger bedroom is at the front, overlooking the garden, while the second bedroom is positioned further into the flat.

A modern family bathroom completes the apartment.

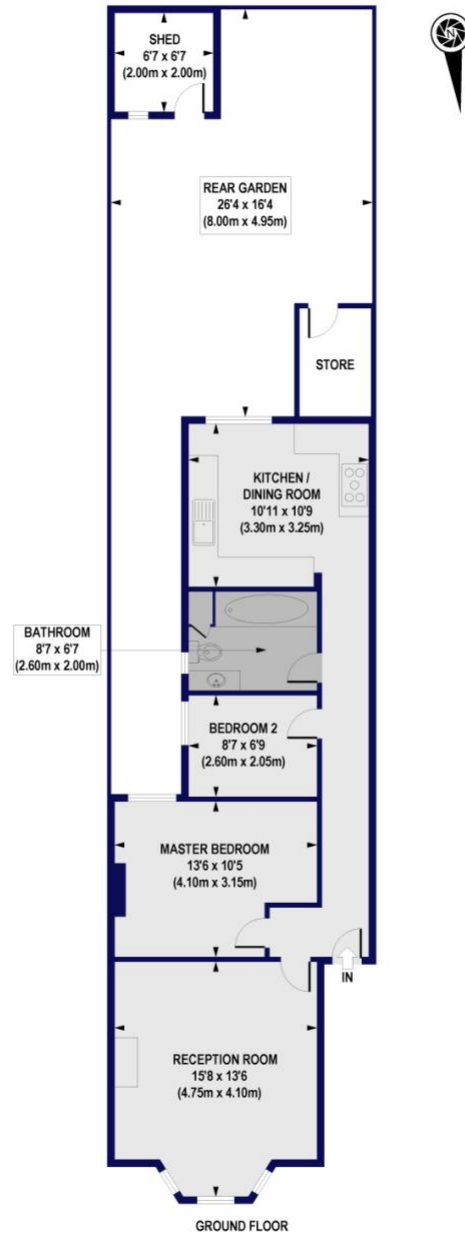
Salisbury Mansions is ideally located on St Ann's Road, just off Green Lanes in Haringay, a vibrant area known for its eclectic mix of restaurants, coffee shops, 24-hour grocers, and the highly regarded Salisbury Pub, famous for its fine ales and great food.

Transportation is excellent, with Manor House Underground Station (Piccadilly Line, Zone 2), Haringay Rail Station (direct to Kings Cross or Moorgate in under 20 minutes), and the Overground at Haringay Green Lanes all nearby. Enjoy the green spaces of Chestnuts Park, just a 2-minute stroll along St Ann's Road, as well as Finsbury Park, which is just around the corner.



## Salisbury Mansions, N15

Approx. Gross Internal Floor Area 671 sq. ft / 62.30 sq. m  
(Excluding External Store & Shed)



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.

**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:** To be advised

**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.