



LORDSMEAD ROAD, N17
£400,000 LEASEHOLD

2 BED FIRST FLOOR APARTMENT

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DESCRIPTION:

Nestled on a sought-after residential street, this meticulously designed first-floor conversion is

a true gem, blending period charm with contemporary style.

Set within a handsome Victorian home, this two-bedroom flat boasts inviting living spaces,

distinctive character, and an abundance of natural light.

At the front, a spacious reception room welcomes you with a beautiful bay window that floods the space with sunlight. Wooden floors and a charming period

fireplace complete the room's warm and elegant feel.

The first of the two bedrooms is positioned at the rear, overlooking a peaceful stretch of gardens, while the second, adjacent to the reception room, also benefits from tranquil rear views.

Centrally located, the open-plan kitchen serves as the heart of the home. A stylish and sociable space that makes this flat truly unique.

Completing the property is a

recently renovated shower room, featuring a sleek tile scheme, stylish fittings, and clever storage solutions.

Lordsmead Road is nestled within a sought-after residential pocket of Tottenham, just off Bruce

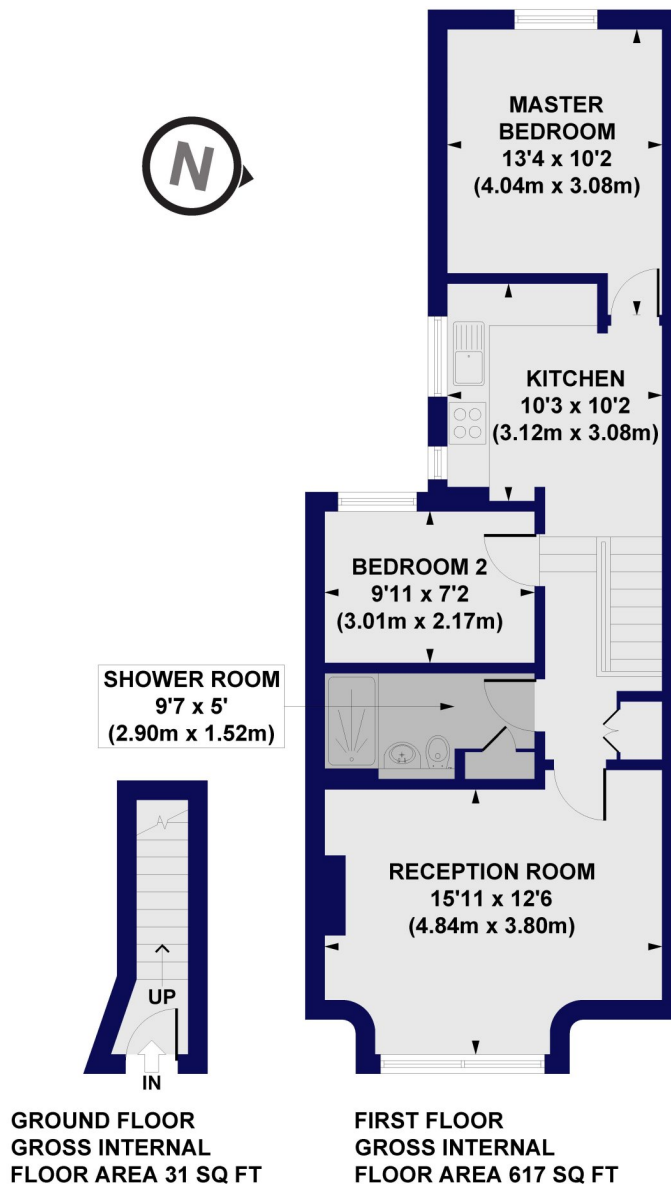
Grove. Surrounded by charming period residences and tranquil streets, it enjoys close proximity to the 16th Century Castle at Bruce Castle Park, which spans 8 hectares of picturesque

parkland. Notably, Lordship Rec now hosts a parkrun, adding to the recreational offerings in the area. Additionally, the museum at Bruce Castle regularly hosts family activities, providing

enriching experiences for



Lordsmead Road, N17
Approx. Gross Internal Floor Area 648 sq. ft / 60.20 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.