



FAIRFAX ROAD, N8
£825,000 FREEHOLD

A THREE BEDROOM HOUSE

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DESCRIPTION:

Nestled atop one of the Harringay Ladder's sought-after streets, this elegant Victorian home spans 1,131 sq. ft. across two light-filled floors, complete with a 40ft south-facing garden.

Elevated from the street, the house enjoys abundant natural light and added privacy. Upon entry, you're welcomed by two reception rooms—the front room, bathed in light from its bay window, is currently used as a bedroom, while the second reception overlooks the garden.

Further along the hallway, you'll find a guest cloakroom/WC and ample under-stairs storage. At the rear, the 18.4ft kitchen-dining room is bright and spacious, featuring a charming bay window

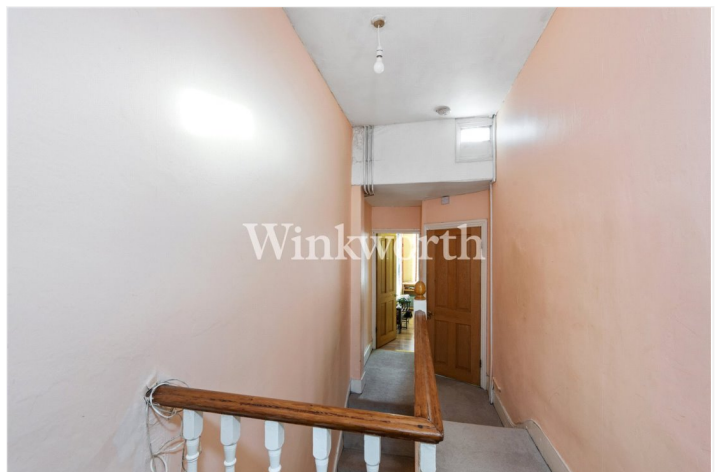
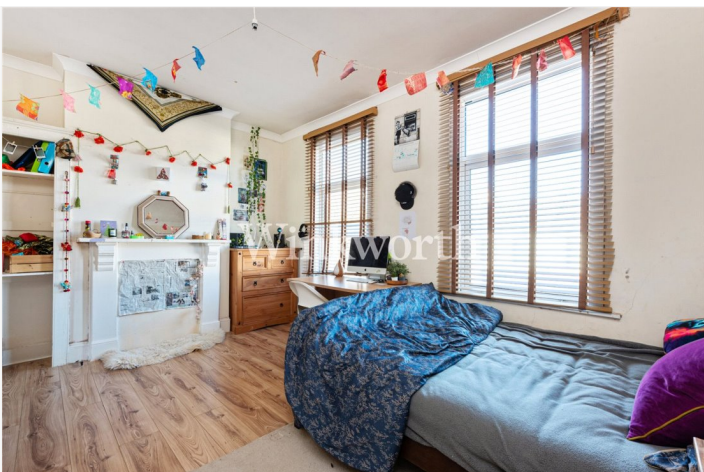
to the side. There is still potential to extend to the rear or side (subject to planning).

Upstairs, there are three well-proportioned bedrooms, including a spacious principal bedroom spanning the width of the house. A modern family bathroom is conveniently located along the landing. The loft remains unconverted, offering further potential (STPP).

Set in the heart of the Harringay Ladder, this home is surrounded by a strong community and a growing selection of independent shops, cafés, and restaurants along Green Lanes.

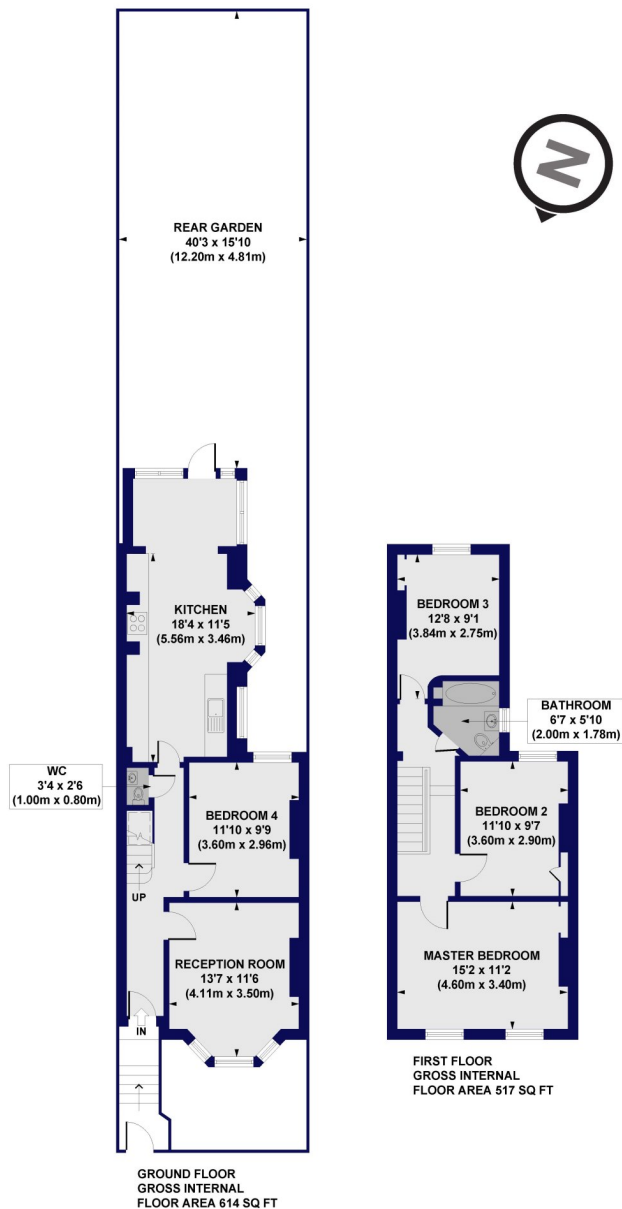
Transport links are excellent, with Turnpike Lane Station (Piccadilly Line) and Hornsey Station (Great Northern Line) both within a 10-minute walk, offering fast connections to Kings Cross and Moorgate. The home is also within the catchment area for North and South Harringay Schools, both highly regarded by local families.

With Alexandra Palace and several green spaces nearby, as well as a vibrant local scene, this is a fantastic opportunity to own a home in one of North London's most desirable enclaves.



Fairfax Road, N8

Approx. Gross Internal Floor Area 1131 sq. ft / 105.09 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: 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	67	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	