



WALDEGRAVE ROAD, N8  
**£795,000 FREEHOLD**

## THREE-BEDROOM HOUSE

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## DESCRIPTION:

Found on a quiet side street within a short walk of Turnpike Lane Underground this attractive red-brick Three-Bedroom Victorian Terrace with a 40 ft. back garden, fuses tasteful modern interior with traditional period character, creating a bright and sociable family home.

The accommodation unfolds over two-levels measuring 1102 Sq.ft / 102.34 Sq.m of floor space.

As you approach, the exterior exudes classic Victorian charm. The front door sets the stage for the beautiful home that lies within

The ground floor is occupied by the living/entertaining space, a double open reception room, with natural light pouring through the bay window at the front straight through to the rear. With oak laminate floors, tall ceilings and a pair of attractive fireplaces complete the look of this wonderful living room. Off the landing you have a useful guest WC.

The 19 ft. kitchen dining/family room is a great space; fitted with cabinetry and granite worktops, with a bay window to side. Throughout this space you have oak floors which give a luxurious feel and as you look to the back you have double glazed French doors opening onto a lovely back garden. The easy-to-maintain private garden, with stone patio, astro turf lawn and side borders.

On the first floor there are three double bedrooms, the largest of which occupies the entire width of the front with large bay and further along the landing a luxurious 3-piece family bathroom. There is also a large storage loft offering scope to extend. (subject to all the usual consents)

This area is extremely popular due to its friendly local community and beautiful Victorian built terraces and the Piccadilly Line tube stations at either end. There is an ever-growing selection of independent shops, cafes and restaurants along Green Lanes.

Established favourites include Café

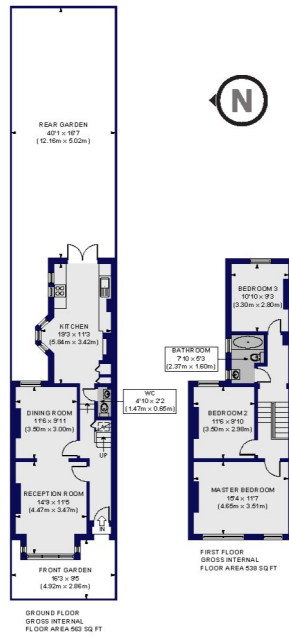
Stamp, The Dusty Knuckle bakery and café' which has arrived into the neighbourhood following great success in Dalston, Jam In A Jar for brunch and live music events in the evenings. There is also the iconic Salisbury Pub and the Harringay Local Store for speciality foods and organic groceries. If Green Lanes isn't enough you can also stroll around the corner to Crouch End Broadway or Stroud Green Road where there is more to choose from, with this place the options are endless.

Transport links are excellent; the property is a minutes' walk from Turnpike Lane station on the Piccadilly Line. You also have Harringay or Hornsey Train Stations which provide direct access to Finsbury Park, Kings Cross, Old Street and Moorgate.





Waldegrave Road, N8  
 Approx. Gross Internal Floor Area 1102 sq. ft / 102.34 sq. m



All measurements of walls, doors, windows, fittings, and appliances, throughout the specification, are given in metric form and do not constitute any warranty or representation by the seller that any of it is correct. Any discrepancies between the metric and imperial measurements shown as to the contents of the information contained in these plans shall prevail for illustration purposes only and shall not constitute 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			
(92-100) A			
(81-91) B			89
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-58) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**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.