



SEYMOUR ROAD, N8
£600,000 SHARE OF FREEHOLD

A TWO-BEDROOM GARDEN FLAT

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DESCRIPTION:

A recently renovated two-bedroom ground floor period conversion with private south-facing garden, located on the popular Harringay Ladder.

This beautifully arranged split-level conversion sits proudly half way up Seymour Road, one of the most favoured streets on the Harringay Ladder. Internal accommodation, including basement measures approx. 769 Sq.ft / 71.46 Sq.m

The property retains some of its features and the owners have sensitively renovated and modernised the apartment with neutral décor throughout. The accommodation consists of: solid oak engineered wood floors, two double bedrooms, spacious living

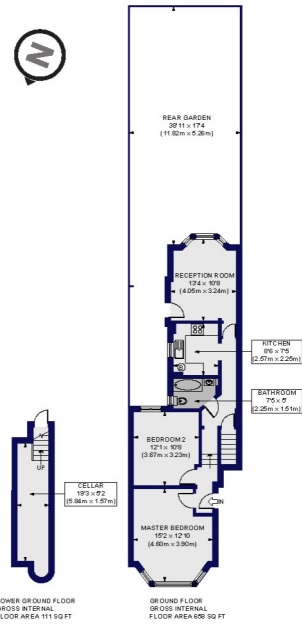
room with bay window, modern bathroom/WC, modern kitchen, a useful storage basement and a 38 ft. (approx.) south-facing back garden.

This is a great area, becoming more desirable by the day, with great transport links at Manor House (Piccadilly Lines Zone 2), Harringay Over Land Station, Turnpike Lane Underground Station and shopping and entertainment at your door step. The green spaces of Finsbury Park, Fairland Park and Ducketts Common are also within easy reach.

With bustling Green Lanes at the end of the road, you have an array of superb Turkish cuisine on your doorstep, as well as the ever growing mix of independent stores, bars and cafes. You'll love the Dusty Knuckle bakery and the cool Brouhaha beer/cocktail bar and the Iconic Salisbury Tavern which are a short distance away.



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 Approx. Gross Internal Floor Area 769 sq. ft / 71.46 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, their agent or agent's agent. Any discrepancies between the metric and imperial measurements are to be taken in favour of the metric measurements. These dimensions are for illustration purposes only and should be used as a guide only for prospective purchasers.



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	74
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.