



CONWAY ROAD, N15  
£565,000 FREEHOLD

## 2 BED HALF HOUSE

Harringay | 020 8800 5151 | harringay@winkworth.co.uk



## DESCRIPTION:

This lovely Victorian home arrives onto the market in good order and provides generous living accommodation over two floors and approx. 726sq. ft.

Set within an attractive double fronted building the property comprises well maintained communal hallway with door to house. The reception room is wonderful, it offers a great space to entertain and relax and as well as lots of natural light and period features. The kitchen is directly off the reception room and provides access to the well-designed private garden which really is a peaceful oasis within this popular urban neighbourhood.

On the first floor there are two double bedrooms both of which are comfortable and nicely decorated, there is also a larger than average stylish family bathroom.

Conway Road has it all, not only will you be part of a quiet residential street with a deep rooted close-knit friendly and welcoming community, but you will also be able to take advantage of its close proximity to the green lawns of Chestnuts Park, Green Lanes Harringay with its fine array of local independent restaurants, coffee shops, cafes, and organic grocers, while In the other direction and to the east of the neighbourhood you have more of South Tottenham and

Seven Sisters to enjoy with their rapidly increasing selection of social establishments and cultural events, this little pocket of N15 is a truly brilliant location.

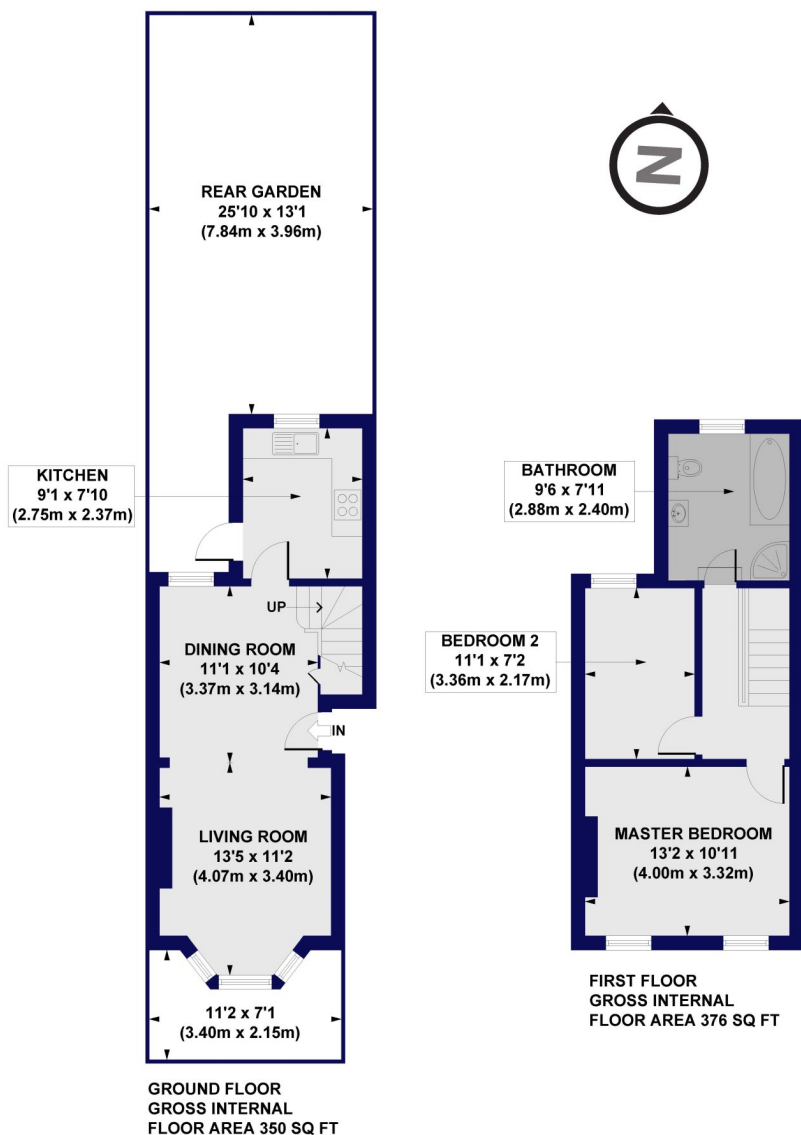
Local transport includes Turnpike Lane Underground Station (Piccadilly Line Zone 3), Manor house Underground Station and Seven Sisters BR Underground (Victoria Line) and with numerous bus routes close by travelling around the capital from this destination is on point.

Sellers Thoughts -

Please contact the Sales department at Winkworth Harringay office to arrange an appointment to view 020 8800 5151-harringay@winkworth.co.uk



**Conway Road, N15**  
**Approx. Gross Internal Floor Area 726 sq. ft / 67.45 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.



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	
	Potential
Very energy efficient - lower running costs	
(92) <b>A</b>	
(81-91) <b>B</b>	87
(69-80) <b>C</b>	
(55-68) <b>D</b>	64
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC