



ST. ANN'S ROAD, N15
£525,000 SHARE OF FREEHOLD

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



DESCRIPTION:

This impressive apartment perfectly blends period charm, classic design, and stylish modern touches to create an amazing living space.

Set on the ground floor of a Victorian mansion block, the flat offers an abundance of living space, inviting areas, and its own private garden.

At the front, there's a spacious reception room with light streaming in through the large bay window. Finished with hardwood floors, bespoke shelving in the alcoves, and a lovely period fireplace, it's a great space to unwind.

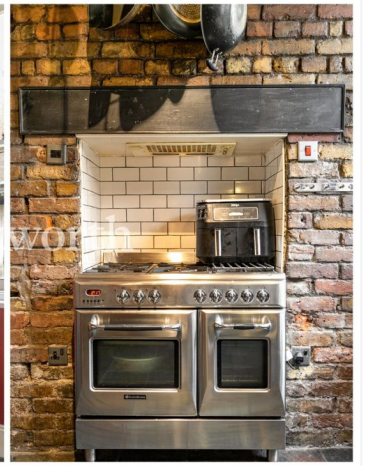
At the rear, you'll find a large kitchen diner with exposed brick walls and two sash windows overlooking the garden. This kitchen is a real standout, one of the best we've seen in a while, offering a perfect blend of period features and modern design. It leads directly onto a fabulous private garden, with an outbuilding currently used as a home office—this flat really does have it all.

There are two well-decorated bedrooms. The larger bedroom is towards the front and looks into the garden, while the second bedroom is located halfway through the flat.

Completing the apartment is a modern family bathroom.

Salisbury Mansions is ideally located on St Ann's Road, just off Green Lanes in Harringay, a vibrant area known for its eclectic mix of restaurants, coffee shops, 24-hour grocers, and the highly regarded Salisbury Pub, famous for its fine ales and great food.

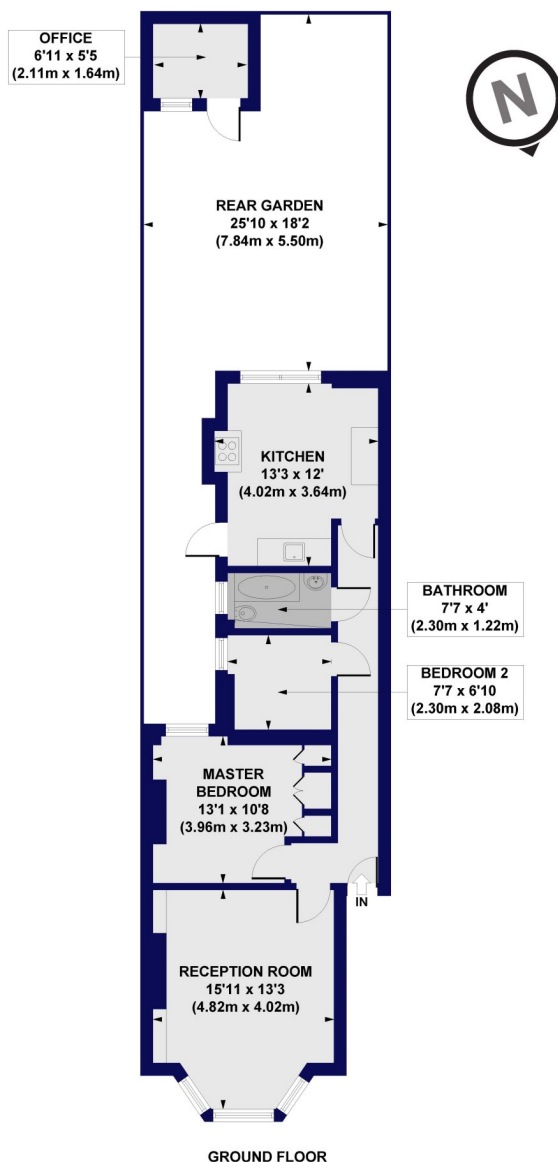
Transportation is excellent, with Manor House Underground Station (Piccadilly Line, Zone 2), Harringay Rail Station (direct to Kings Cross or Moorgate in under 20 minutes), and the Overground at Harringay Green Lanes all nearby. Enjoy the green spaces of Chestnuts Park, just a 2-minute stroll along St Ann's Road, as well as Finsbury Park, which is just around the corner.



Salisbury Mansions, St. Ann's Road, N15

Approx. Gross Internal Floor Area 688 sq. ft / 63.92 sq. m (Including Office)

Approx. Gross Internal Floor Area 651 sq. ft / 60.46 sq. m (Excluding Office)



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: 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.