



GROVE PARK ROAD, N15
£475,000 SHARE OF FREEHOLD – UNDER OFFER AT £485,000

2 BED APARTMENT

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DESCRIPTION:

This generously-proportioned duplex apartment in a stylish and charming Victorian conversion is perfect for first-time buyer/s looking to settle in our exciting urban neighbourhood.

Spanning approx. 1026 sq. ft (95.35 sq. m) across the first and top floors of an attractive Victorian house, the apartment comprises an entrance with stairs up to the first floor, modern kitchen and bathroom, two double bedrooms, and a large light-filled reception room with sash windows affording lovely views of the pretty leafy street. This tree lined road with a close knit and spirited community of residents is very quiet with hardly

any through traffic.

Grove Park Road is just a few minutes' walk from green spaces: Downhills Park and Lordship Rec. They are filled with activities such as tennis courts, a paddling pool, playgrounds, and BMX tracks. Both have excellent community cafés. The sprawling Walthamstow Wetlands lie just to the East and are perfect for weekend rambles.

For transport links, Seven Sisters tube station is a 7-8 min walk offering a twenty-minute journey by Victoria line to Oxford Circus. London Overground trains run direct to Liverpool Street Station from Seven Sisters Station.

Tottenham Hale BR and tube station is just around the corner, from where you will be able to take advantage of its very popular Stansted Express link.

West Green Road at the bottom of the street is the hub of the local area with an exciting range of new cafes and pubs, including True Craft, Pasero and Cafe Lemon. A few minutes' walk away on Philip Lane lies a warm welcome at gastro pub, The Palm, as well as Yard Sale Pizza and independent cafes including With Milk, and Forks & Green at the entrance to Downhills Park.

Sellers Thoughts:



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Approx. Gross Internal Floor Area 992 sq. ft / 92.24 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 832 sq. ft / 77.36 sq. m (Excluding Restricted Height Area)



SECOND FLOOR
 GROSS INTERNAL
 FLOOR AREA 408 SQ FT



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 32 SQ FT

FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 152 SQ FT

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.

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