



WOODSIDE GARDENS, N17
£770,000 FREEHOLD

A THREE BEDROOM FAMILY HOME.

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DESCRIPTION:

This splendid Victorian terrace offers expansive living space across two beautifully finished floors, spanning approximately 1,192 sq. ft. and retaining a wealth of period charm.

Rarely does a home of this quality become available, combining generous proportions with high-spec modern updates. The exterior showcases classic Victorian elegance, with a restored brick façade and a charming French porch concealing a striking pink front door.

The ground floor is designed for both entertaining and everyday

living. The open-plan double reception room is bathed in natural light from the ceiling-height bay window, flowing seamlessly to the rear. Restored Victorian pine floorboards, tall ceilings, and a period fireplace add warmth and character, while bespoke alcove cabinetry enhances both form and function. A convenient downstairs WC sits between the living space and the kitchen to the rear

At the heart of the home, the 19 ft. kitchen/dining area has been meticulously renovated, featuring bespoke cabinetry, quartz worktops, and a statement copper-effect splashback. A suite of Bosch appliances and underfloor heating elevate the

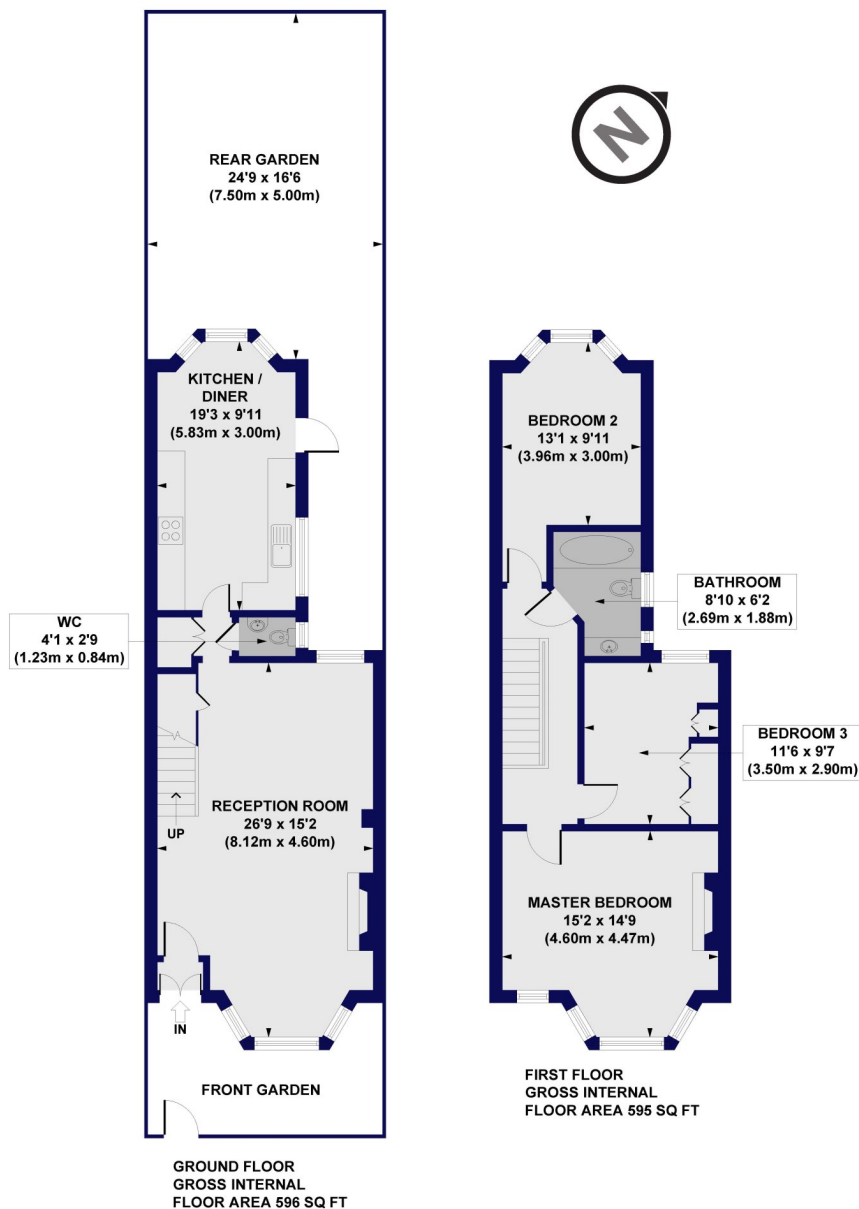
space, while a minimal-frame black aluminium door glides open to reveal the southwest-facing garden. The outdoor space has been thoughtfully landscaped, with a York stone patio, perfect for dining al fresco, leading to a manicured garden and a carefully restored rear façade.

Upstairs, three beautifully appointed double bedrooms have been stripped back and replastered, ensuring a fresh, high-quality finish throughout. The master bedroom spans the full width of the house, featuring a restored period fireplace and elegant ceiling rose. The two rear bedrooms benefit from bespoke blackout blinds and plush new carpets. A luxurious family bathroom, finished with Lusso



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Approx. Gross Internal Floor Area 1192 sq. ft / 110.73 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.

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: 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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	79
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	