



BEECHFIELD ROAD, LONDON, N4
£825,000 FREEHOLD

THIS BEAUTIFULLY REMODELLED THREE-BEDROOM VICTORIAN TERRACE WITH SOUTH-EAST FACING GARDEN.

Stoke Newington | | stokenewington@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

Refurbished and extended, blending period features with modern design. Located in the sought after Harringay area, just minutes from bustling Green Lanes with its growing selection of independent cafes, restaurants and shops, offering organic groceries, specialty foods, brunch spots and authentic Turkish cuisine.

The ground floor boasts two living rooms with high ceilings and original wood floors. To the rear, the house has been fully extended to create an open-plan kitchen and dining area. Roof glazing and full-width bifold doors fill the space with natural light. The kitchen has modern integrated units and a large island, creating a fantastic space for entertaining.

On the first floor, there are three generous double bedrooms, and a family bathroom and the main bedroom occupies the entire width of the front.

Outside, the property enjoys an easy-to-maintain 35 ft. garden, with a grey tiles patio, outdoor dining area, lawn with borders.

The property has access to a large loft space which has the potential to be converted to add two further bedrooms and a bathroom, STPP.

Falling into the catchment area of a selection of good and outstanding schools, the neighbourhood offers local activities and thriving community groups for those with young families.

The neighbourhoods of Crouch End, Finsbury Park and Stoke Newington are all within walking distance, as are numerous green spaces including Chestnuts Park, Downhills Park, Finsbury Park and the Woodberry Wetlands.

Transport links are excellent: the property is approx. a 10 minute walk to Seven Sisters (Victoria Line) & an approx.15 minute walk to both Manor House station (Underground Zone 2 on the Piccadilly Line) and Harringay station (Great Northern line with frequent trains to Old Street and Moorgate). A 10 minute walk away is Harringay Green Lanes (Overground) which provides a quick and convenient route to Hampstead or to east London. In addition, the 29, 141 and 341 buses take you to Trafalgar Square, London Bridge and Waterloo respectively.

Winkworth



Winkworth

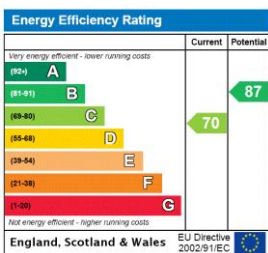
Beechfield Road, N4
Approx. Gross Internal Floor Area 1113 sq. ft / 103.45 sq. m



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.



Stoke Newington | | stokenewington@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.