



ALLISON ROAD, N8

**£1,275,000 FREEHOLD – UNDER OFFER AT £1,325,000**

## STUNNING 5/6 BEDROOM FAMILY HOUSE

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## DESCRIPTION:

Settled at the top of a picturesque Victorian-lined street on the enviable Harringay Ladder, this beautifully renovated and extended six bedroom house with landscaped south-facing garden combines tasteful modern interior design with traditional period detailing creating a lovely open and sociable family home.

Occasionally will you find a family house of this quality, including a stunning ground floor kitchen extension, basement and an ambitious roof extension providing two additional rooms, a terrace and a bathroom, and arranged over three-levels and measuring an impressive 2,112 Sq.ft / 196.25 Sq.m of usable floor

space.

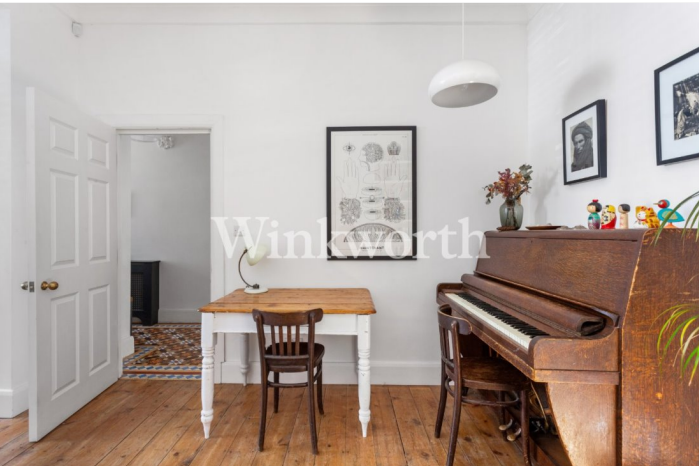
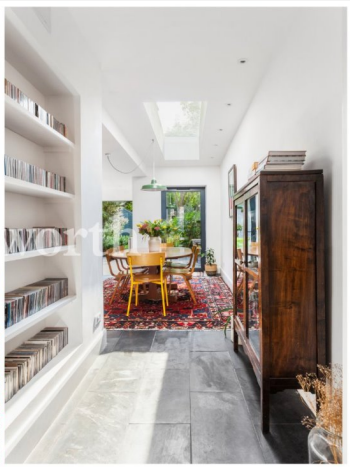
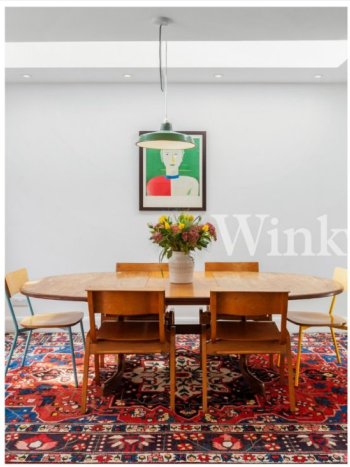
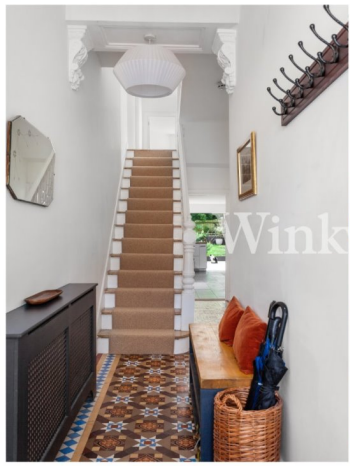
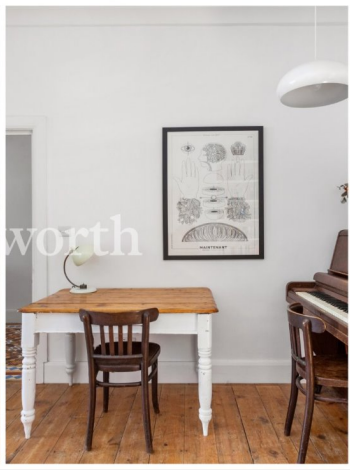
Behind the attractive facade you are greeted by an original tiled entrance hall. The ground floor is occupied by the living/entertaining space, with unusually wide double open plan reception rooms. Natural light pours in through the large bay windows at the front and in to the opening to the rear. Waxed Victorian pine floorboards complete the look with beautiful bespoke fitted shelves and ceiling mouldings above.

At the rear you are embraced with a breath-taking fully extended open-plan kitchen and dining/family room with crisp

white bespoke kitchen with integrated appliances. A focal point being the oversize roof lights and ceiling height bi-fold doors providing natural light opening onto a peaceful south-facing rear garden with dark grey stone patio ideal for BBQ's overlooking the manicured lawn and borders.

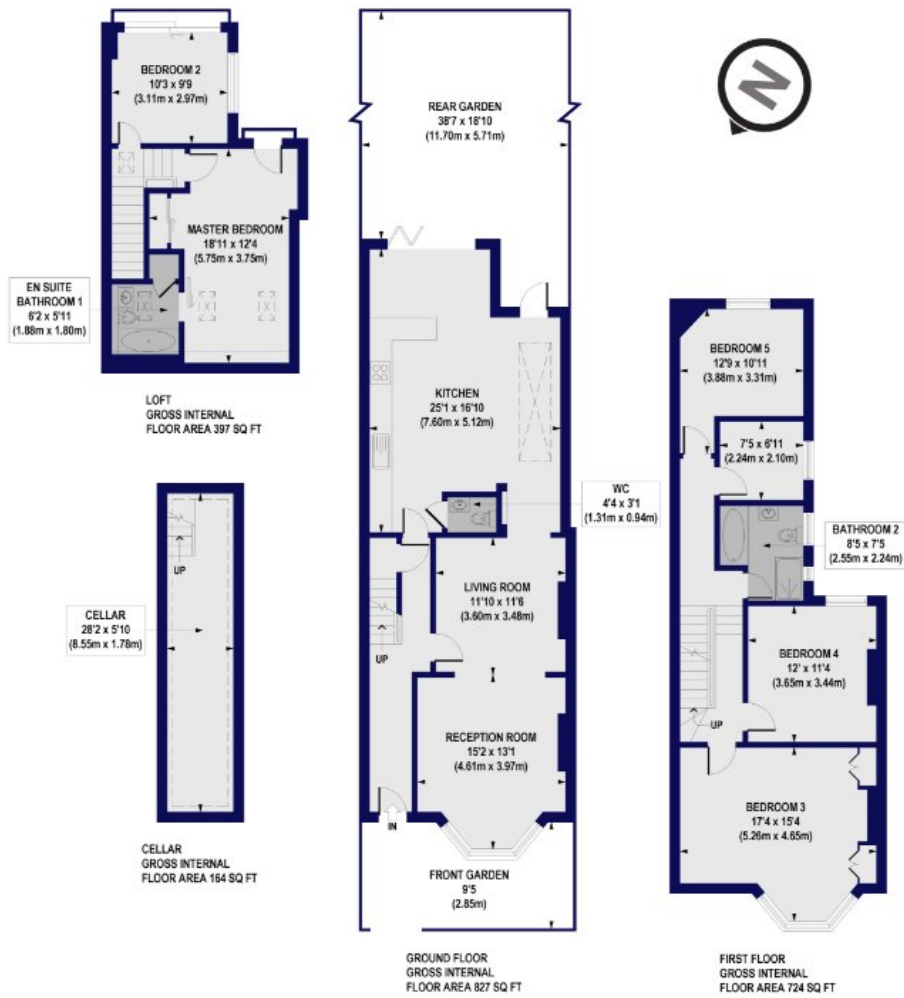
On the first floor there are three bedrooms and an office, the largest of which occupies the entire width of the front with large bay and a lovely family bathroom. The loft space has been converted to provide two more rooms, one of which encompasses the whole loft space with en-suite bathroom, and a second room with a stunning terrace with far reaching





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## Approx. Gross Internal Floor Area 2112 sq. ft / 196.25 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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>63</b>	Potential: <b>76</b>
England, Scotland & Wales	
EU Directive 2002/91/EC	