



TOWER GARDENS ROAD, LONDON, N17  
**£580,000 FREEHOLD**

## A THREE BEDROOM HOUSE

Harringay | 020 8800 5151 | [harringay@winkworth.co.uk](mailto:harringay@winkworth.co.uk)





## DESCRIPTION:

Larger than average for the locality, this three-bedroom terrace house offers 955 sq ft of well-appointed living space, perfectly blending comfort and style.

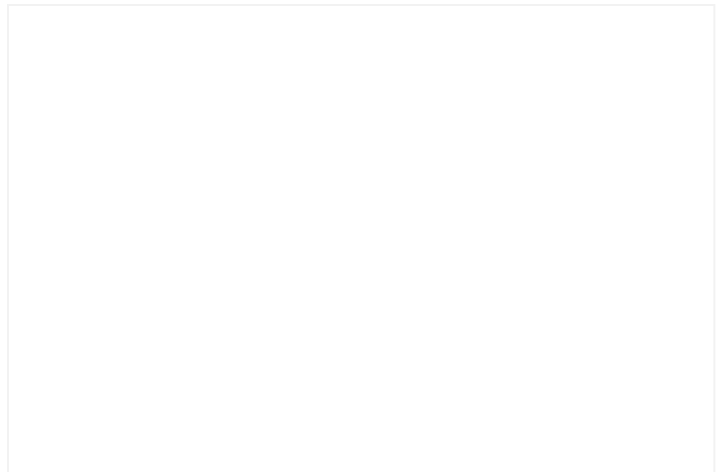
The accommodation comprises a welcoming reception room, three spacious bedrooms, a bathroom/WC, and a study. The fitted kitchen has been recently renovated. Outside, you'll find a generously sized rear garden of approximately 40ft, providing a serene outdoor space for relaxation and entertaining.

This property is ideally situated for easy access to both Wood Green and Turnpike Lane Underground Stations (Zone 3,

Piccadilly Line), as well as Bruce Grove Overground Station, which offers a swift 20-minute commute to Liverpool Street Station.

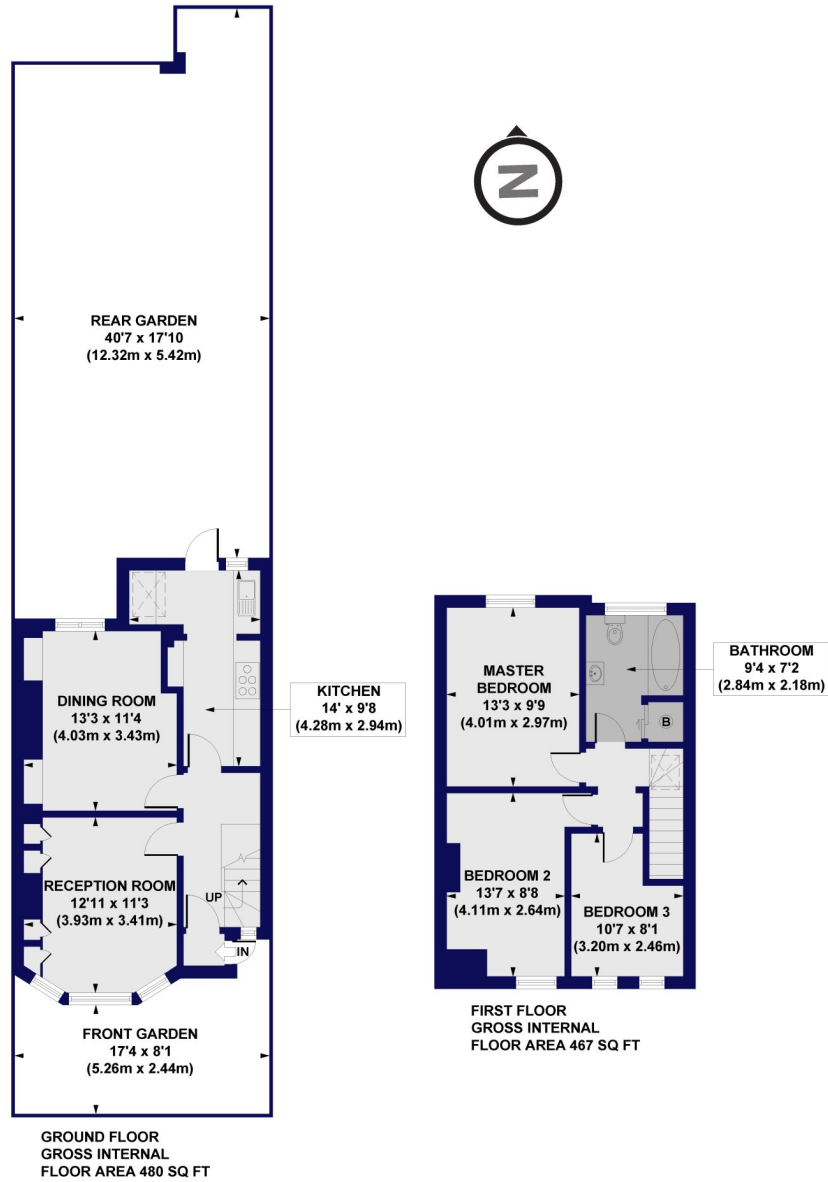
The area is rich in local landmarks and recreational facilities. Just a short distance away is Bruce Castle and the Bruce Castle Museum, nestled within the expansive grounds of Bruce Castle Park. Additionally, the award-winning Lordship Recreation Ground is a local favourite, offering vast open spaces and various amenities for outdoor activities.

With its spacious layout, desirable location, and proximity to transport links and green spaces, this property provides an ideal family home in the sought-after Tower Gardens Conservation Area of Tottenham N17, known for its extensive collection of early 1920s Arts and Crafts homes.





**Tower Gardens Road, N17**  
**Approx. Gross Internal Floor Area 947 sq. ft / 88.00 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		Current	Potential
Very energy efficient - lower running costs			
(92)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**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.