



RUTLAND GARDENS, N4
£985,000 FREEHOLD
UNDER OFFER AT **£1,005,000**

FIVE BEDROOM VICTORIAN HOUSE

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DESCRIPTION:

This beautifully extended five-bedroom Victorian house and south-facing garden retaining original period features is tucked away down a quiet street in Harringay Gardens N4.

Internal accommodation is arranged over three levels and provides approx. 1468 Sq. Ft / 136.22 Sq.m of living space plus storage space.

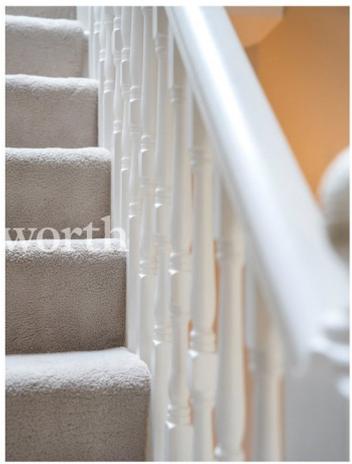
The ground floor is occupied by a light-filled living/entertaining space, a double open plan reception room with bay window, original sanded wood floors, bespoke fitted shelves and cupboards with a pair of cast iron

fire places to complete the look. Along the hall to the 19 Ft. kitchen-breakfast room with window to the side, tall French doors at the rear that fully open onto a tiled patio for outdoor entertaining and BBQ's overlooking the south-facing lawn.

On the first floor are three good-sized double bedrooms, the largest of which spans the full width at the front of the house with bay window. Along the hall you have a good sized family bathroom with underfoot heating. Above the loft conversion is designed and renovated with attention to detail throughout featuring a further two-bedrooms and an ensuite

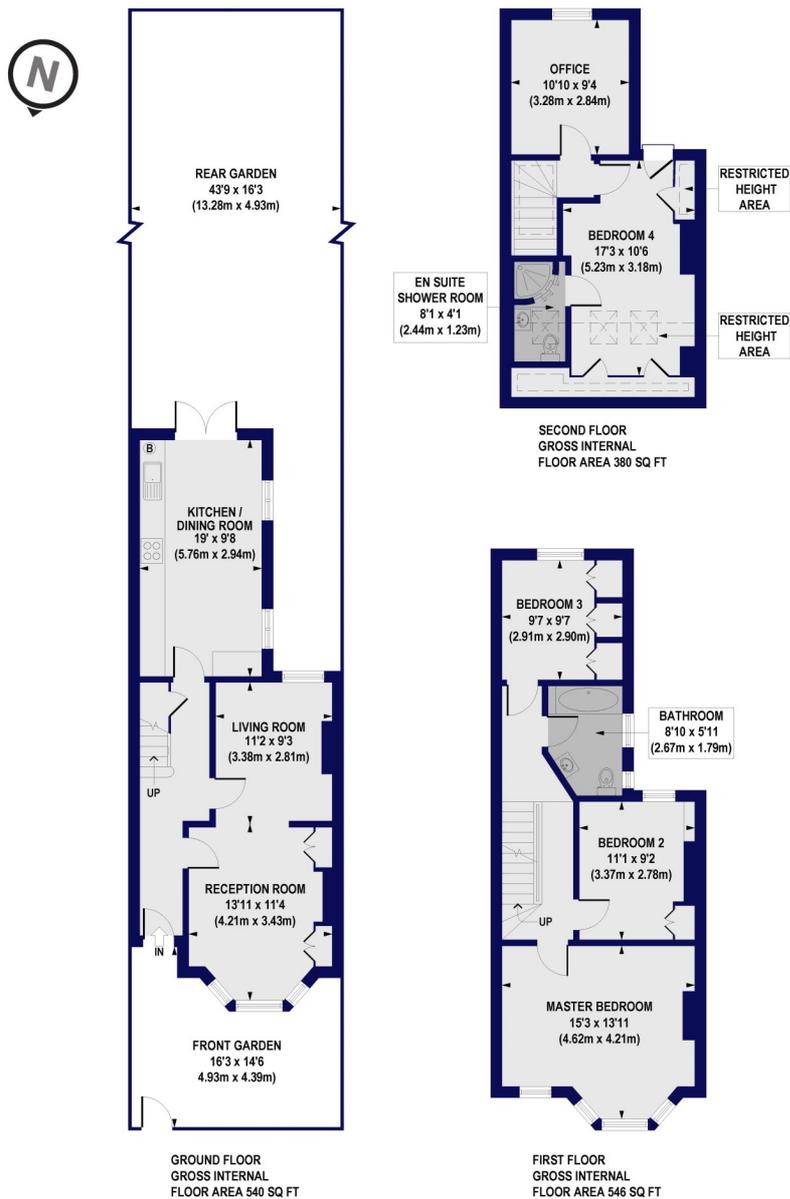
shower room servicing the larger main bedroom.

Located in the "Harringay Gardens", a grid of streets lined with traditional bay fronted Victorian houses. It's a great place to live and particularly quiet because there is no through traffic. Within catchment for a selection of good and outstanding schools, there are endless kids' activities and community groups for those with young families. It comes as no surprise that a friendly community continues to thrive here, and an increasing selection of independent shops, cafes and restaurants have appeared along Green Lanes in recent years. For specialty foods, fresh sourdough bread and organic groceries, Mums Whole



Rutland Gardens, N4

Approx. Gross Internal Floor Area 1466 sq. ft / 136.22 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 1366 sq. ft / 126.88 sq. m (Excluding Restricted Height Area)



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.