



LANSDOWNE ROAD, N17  
**£485,000 SHARE OF FREEHOLD**  
UNDER OFFER AT **£490,000**

## A 3 BEDROOM FF MAISONETTE WITH GARDEN

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## DESCRIPTION:

Settled along a popular street in Tottenham and set on the entire first floor of one of 4 purpose built semi-detached maisonettes, built by local builders merchants GL Wilson in 1929, this unique three-bedroom apartment has private entrance, a huge demised loft space up above and direct access to a mature and well stocked south-facing garden.

The total accommodation including the first floor and loft space above, measures approx. 2,003 Sq.ft / 186.11 Sq.m and has an unexpired 999 year lease from 24/4/2019 and a share of freehold.

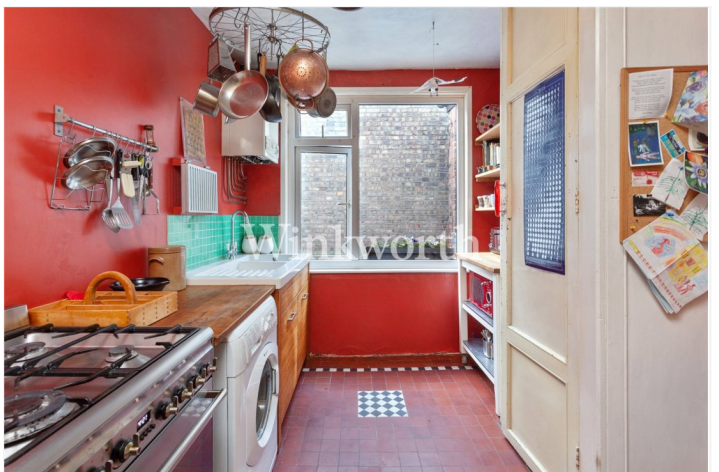
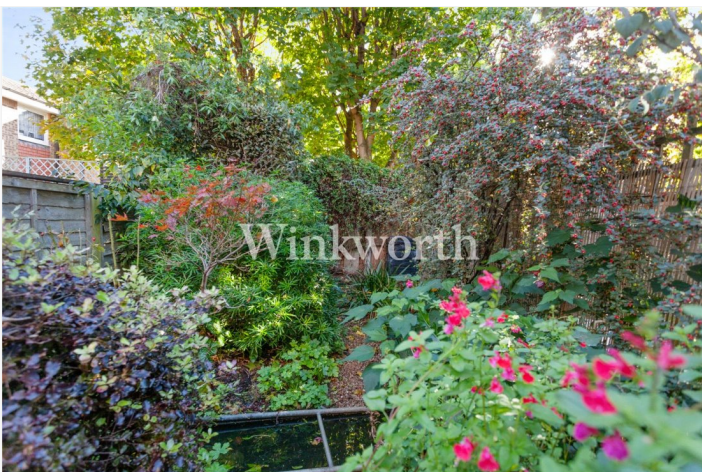
From the outside, this attractive building with a large front garden, looks instantly captivating. You enter the flat from your own entrance up to the first floor landing. You will notice there are a series of well-connected and flowing spaces including two through living rooms with elegant proportions and natural light, exuding character throughout. Further accommodation includes three bedrooms a separate kitchen and family bathroom and off the landing you have stairs down to a private south-facing garden.

Development of the demised loft space is subject to planning permission from Haringey and consent for alterations from the

owner of the ground floor flat which cannot be unreasonably withheld.

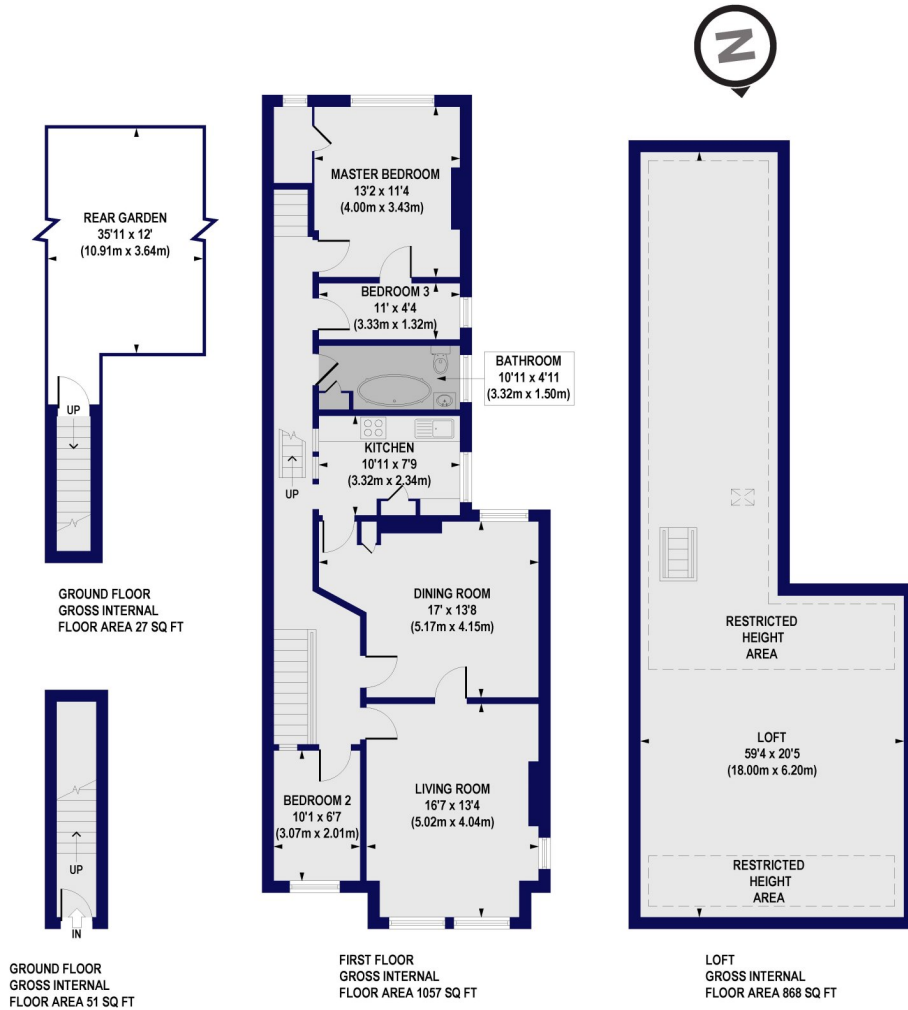
This is a great neighbourhood among young professionals and families. Tottenham is a vibrant and buzzy location with attractive mix of period properties. Within walking distance of the flat there is easy access to unrivalled acres of greenspace, comprising Tottenham marshes & the River Lea, which lead onwards to the Walthamstow wetlands.

Nearby Tottenham High Road really is on the up and has seen an emergence of new and ultra-cool pubs, bars, cafés and restaurants such as The Bluecoats. High Cross. Mona's



# Lansdowne Road, N17

Approx. Gross Internal Floor Area 2003 sq. ft / 186.11 sq. m (Including Restricted Height Area)  
 Approx. Gross Internal Floor Area 1428 sq. ft / 132.73 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.

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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.

