



PHILIP LANE, N15  
**£400,000 LEASEHOLD**

## A THREE BEDROOM DUPLEX APARTMENT, WITH ROOF TERRACE.

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



## DESCRIPTION:

This impressive apartment is set within a Victorian building, within the heart of South Tottenham. The living space measures approx. 736.sq ft.

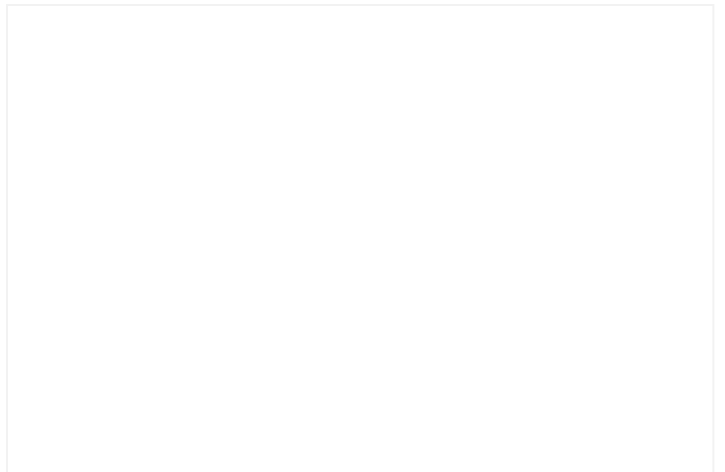
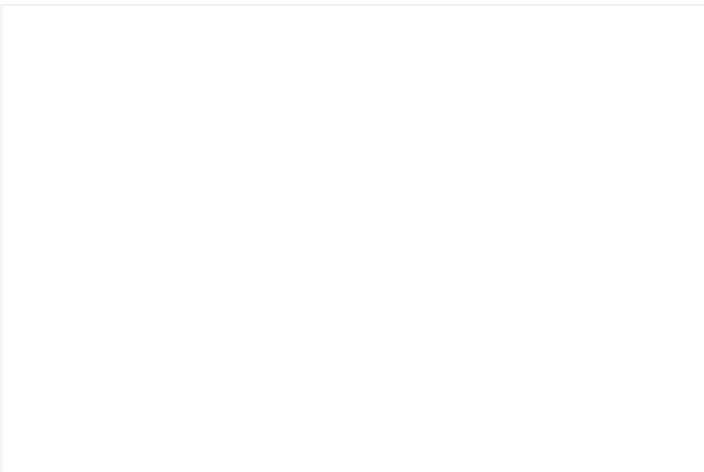
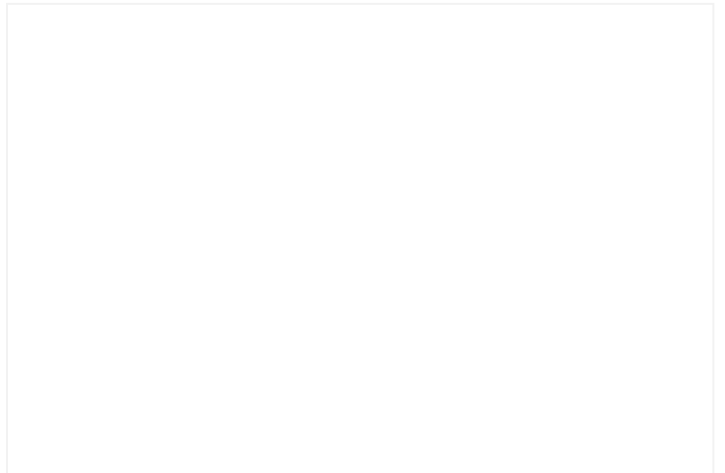
This place is great – it offers a generous living space with well laid out interiors and has the added bonus of a private south facing roof terrace.

Access to the property is via the well maintained communal hallway, the door to the flat leads you up the stairs to the roof terrace, kitchen and reception room. At the front of the building is the main reception, it has wood floors and plenty of natural light

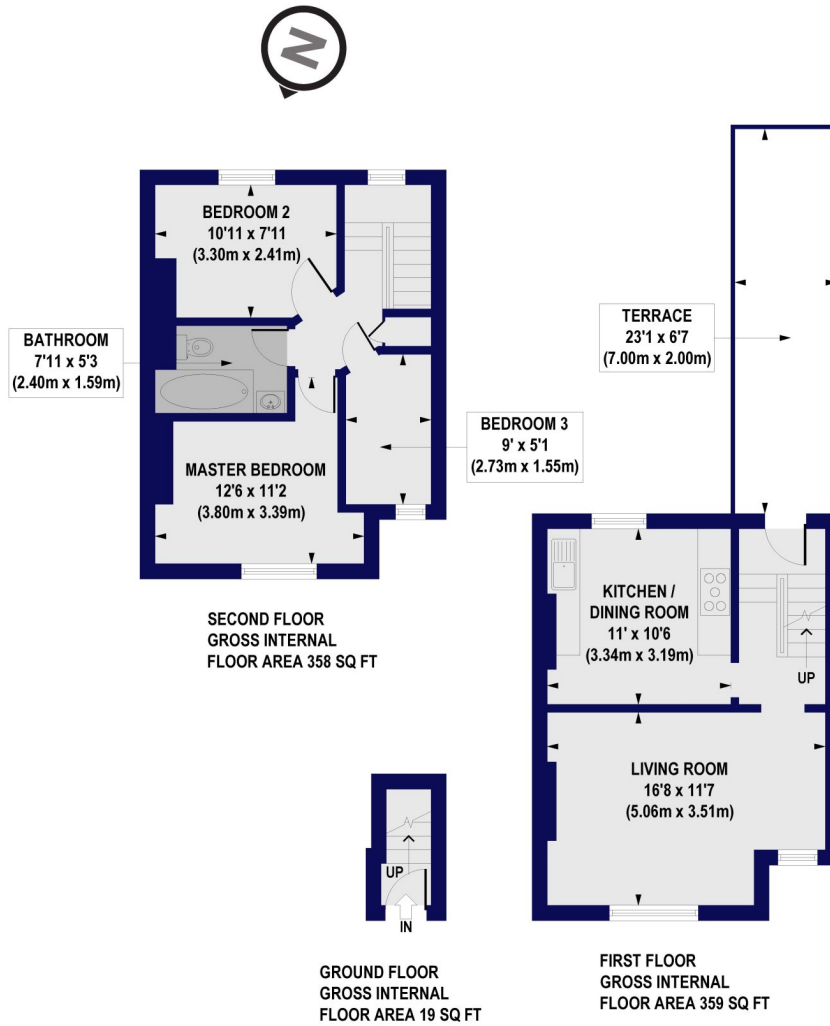
due to its large windows. Two of the bedrooms are doubles. The family bathroom is perfectly situated for access from all three bedrooms. The private south facing roof terrace is very peaceful and attracts plenty of sun.

The local area is a mecca for busy professionals and young families alike, 3 stops away from Kings Cross this location is a transport hub with links at Seven Sisters, South Tottenham BR, Tottenham Hale (Stansted Express Link) and Turnpike Lane all within easy reach, there are also some beautiful local parks including Downhills and Lordship Recreation grounds within a short walk.

For those with kids the area has a great selection of nurseries and schools. Over the last few years Tottenham and Seven Sisters has seen an exciting emergence of independent cafés and pubs opening up across the neighbourhood, this north London urban location literally continues to transform month by month, many of these establishments are just a short walk away from this fabulous pad. Within a 5 min stroll you will be able to visit The Palm Pub and Restaurant at 197 Philip Lane, With Milk for a coffee and croissants is across the road, Tottenham Green Leisure Centre and The Bernie Grant Arts Centre are at the end of the street just before you reach the High Road, everything is pretty much on your



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**Approx. Gross Internal Floor Area 736 sq. ft / 68.41 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-)	<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			
England, Scotland & Wales		72	80
EU Directive 2002/91/EC			

**Tenure:** Leasehold

**Term:** 157 year and 7 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.