



CLONMELL ROAD, N17
£600,000 FREEHOLD
UNDER OFFER AT £595,000

A 2 BEDROOM TERRACED HOUSE

Harringay | 020 8800 5151 | harringay@winkworth.co.uk



DESCRIPTION:

Thoughtfully renovated by the current owner with homage to the original character of the house, to provide a tasteful period home spanning 833 Sq.ft over two-floors.

As you enter the house, to the left there is well-proportioned reception room with tall ceilings and bay window. At the rear you will find a spacious dining/reception room opening on to a stylish modern kitchen, which leads onto a private west-facing rear garden.

Over the first floor there are two double bedrooms and an over sized bathroom. There is scope to

extend into the attic space, creating further bedroom space. (Subject to planning and all usual consents). This is truly a wonderful first time buy as this home provides a functional and social space for a young family looking to settle their roots in Harringay.

Located in a prime position, close to the Award Winning Downhills Park with its highly regarded Cafe' and just a short stroll around the corner from Lordship Rec makes this an excellent opportunity to purchase one of the areas superior homes.

Nearest transport links are at Seven Sisters BR / Underground

St (Victoria Line Zone 3). Turnpike Lane Underground St (Piccadilly Line Zone 3) is also a short distance away. This desirable location offers efficient access to neighbouring Harringay Green Lanes, Crouch End Broadway and Stoke Newington Church Street while numerous local transport links (including the Stansted Express Link at Tottenham Hale st) provide easy access into the City and West End.

Please contact the sales team at Winkworth Harringay office to arrange an appointment to view 020 8800 5151-harringay@winkworth.co.uk

Winkworth.co.uk



Clonmell Road, N17
Approx. Gross Internal Floor Area 833 sq. ft / 77.44 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.

