



EFFINGHAM ROAD, N8

£1,100,000 FREEHOLD

JUST REDUCED FROM £1,150,000

GOOD NUMBER OF VIEWINGS, NO REAL OFFERS

5 BED HOUSE

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DESCRIPTION:

This elegantly restored house makes the perfect family home providing generous living accommodation spread over three floors measuring approx. 1556 Sq. ft. / 144.54 Sq. m.

Commissioned as the sellers sole agent we believe that this house ticks all the boxes, it has light filled and spacious rooms throughout enhanced by a 43 Ft. south-facing garden and is just right for an expanding family.

The inviting entrance hall leads you onto two interconnecting, spacious reception rooms with high ceilings and feature fire places, this room has a wonderful ambience and is perfect for both entertaining and relaxing in.

To the rear of the house there is a well-planned and extensively fitted kitchen diner opening to reveal an impressive south facing garden which is ideal for outside dining and social gatherings throughout the summer months.

The first floor provides 3 double bedrooms all which are comfortable and nicely

decorated and a luxurious family bathroom with roll top bath and walk in shower.

The top floor occupies a stunning super light loft conversion, comprising two bedrooms both perfectly presented with bespoke contemporary features and built in storage. The principle room includes a smart en suite shower room, and commands expansive views over to Alexandra Palace.

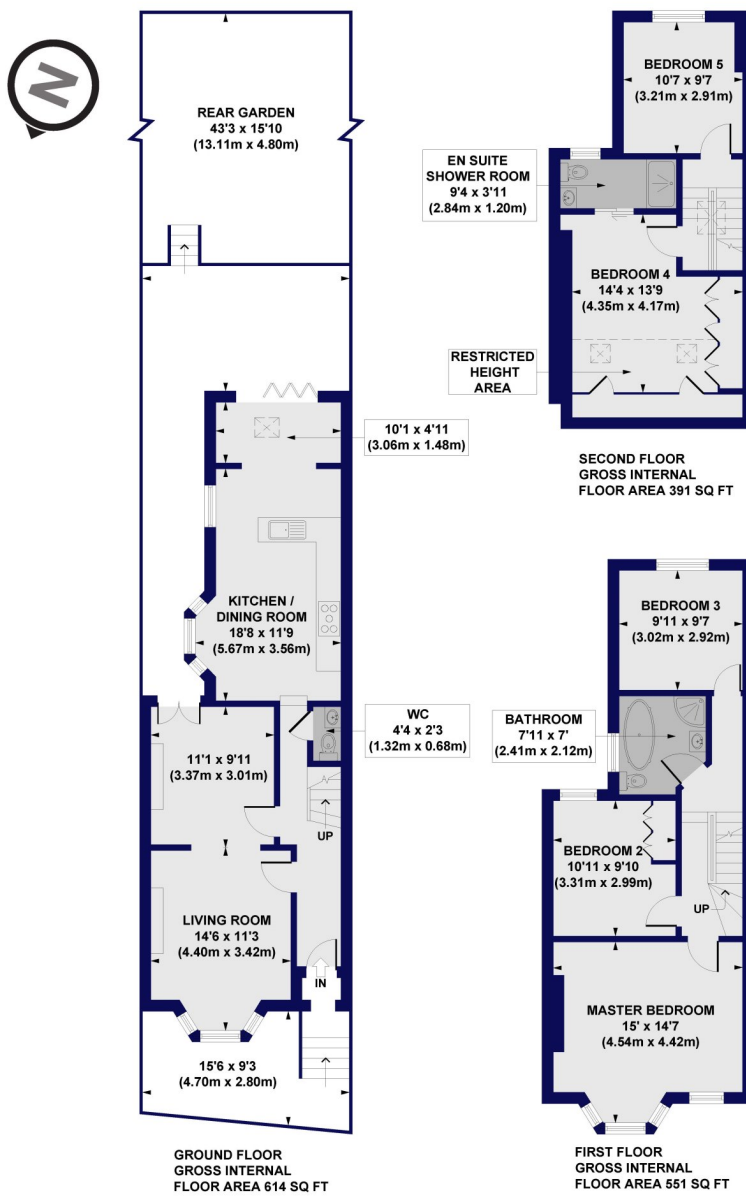
Effingham Road is well renowned as one of the most sought after addresses on the



Effingham Road, N8

Approx. Gross Internal Floor Area 1556 sq. ft / 144.54 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1478 sq. ft / 137.33 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.

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.

