



wilkinsonbyrne

Residential Sales | Lettings & Management



## Tynemouth Road, N15 4AX

**£335,000 LEASEHOLD**

A stunning one bedroom first floor Victorian conversion, located on this desirable tree lined road. Occupying over 630 Sq ft of living space the property has recently been refurbished to a high standard by the current owner offering a flair of sophistication and style throughout. Benefits include a spacious reception room, kitchen/diner with top of the range integrated appliances, one double bedroom, additional storage room that could be used as a walk in wardrobe and modern bathroom. The property is located in the sought after South Tottenham area that is famed for its dynamic culture, strong sense of community and excellent transport links. Local attractions include delightful walks along the River Lea, Bernie Grant Arts Centre and the Bruce Castle museum with an array of restaurants in Tottenham and along Stoke Newington and Shoreditch that are the neighbouring areas.

T: 0208 888 0022 E: [turnpikelane@wilkinsonbyrne.com](mailto:turnpikelane@wilkinsonbyrne.com) W: [www.wilkinsonbyrne.com](http://www.wilkinsonbyrne.com)



The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted of the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.



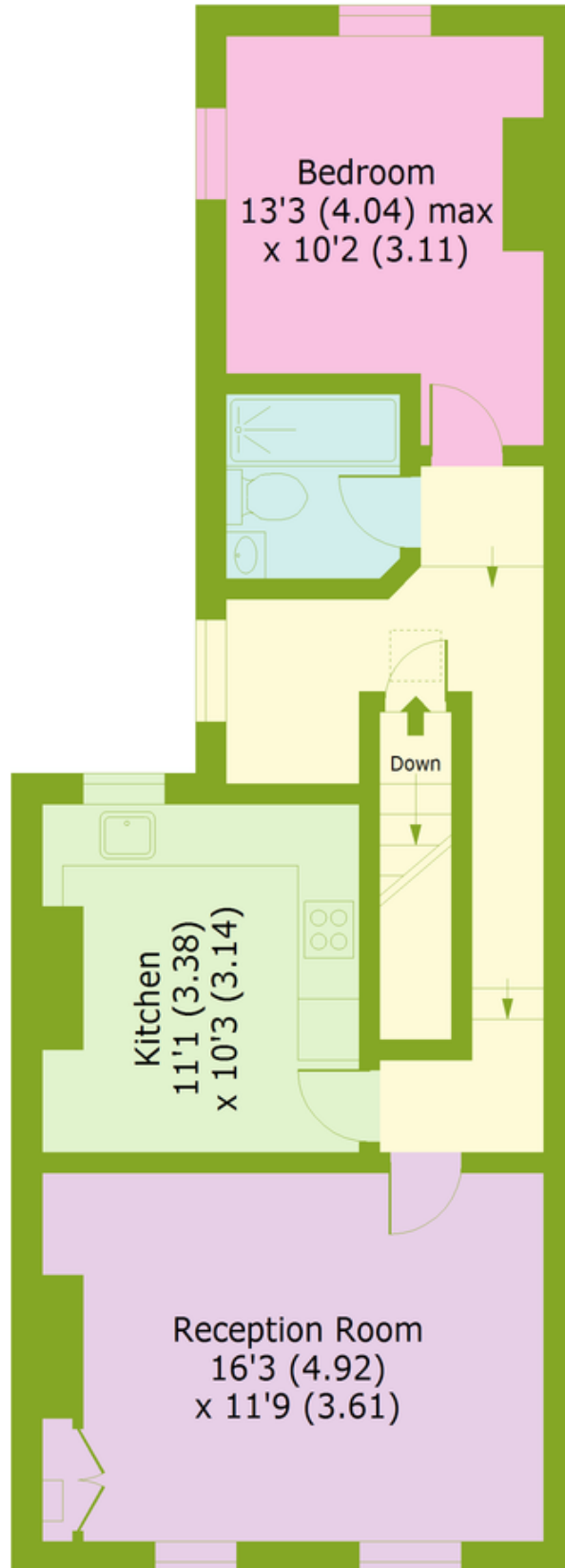
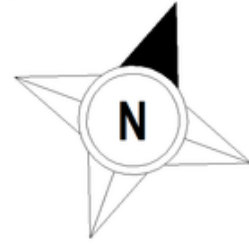




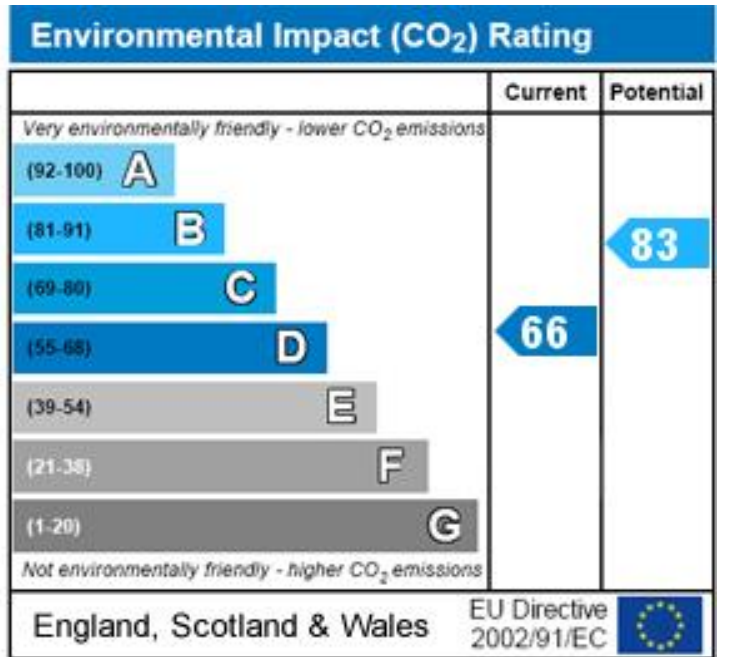
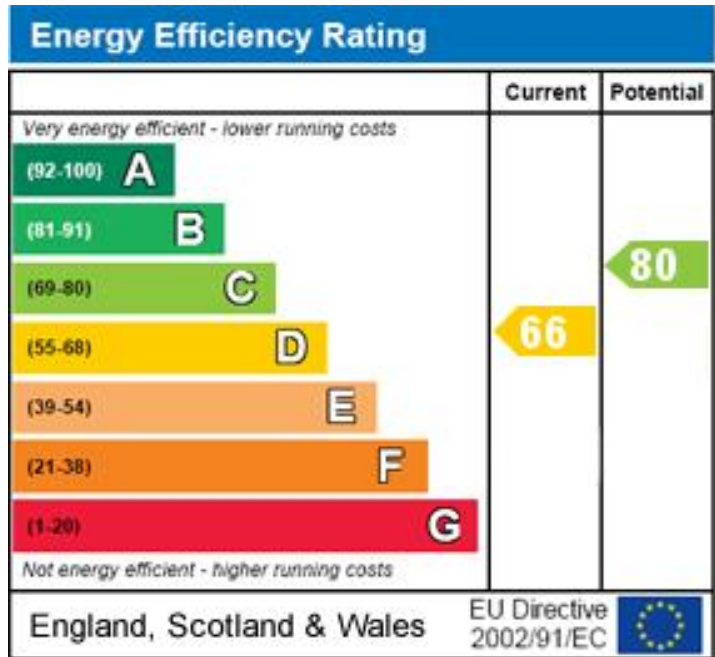
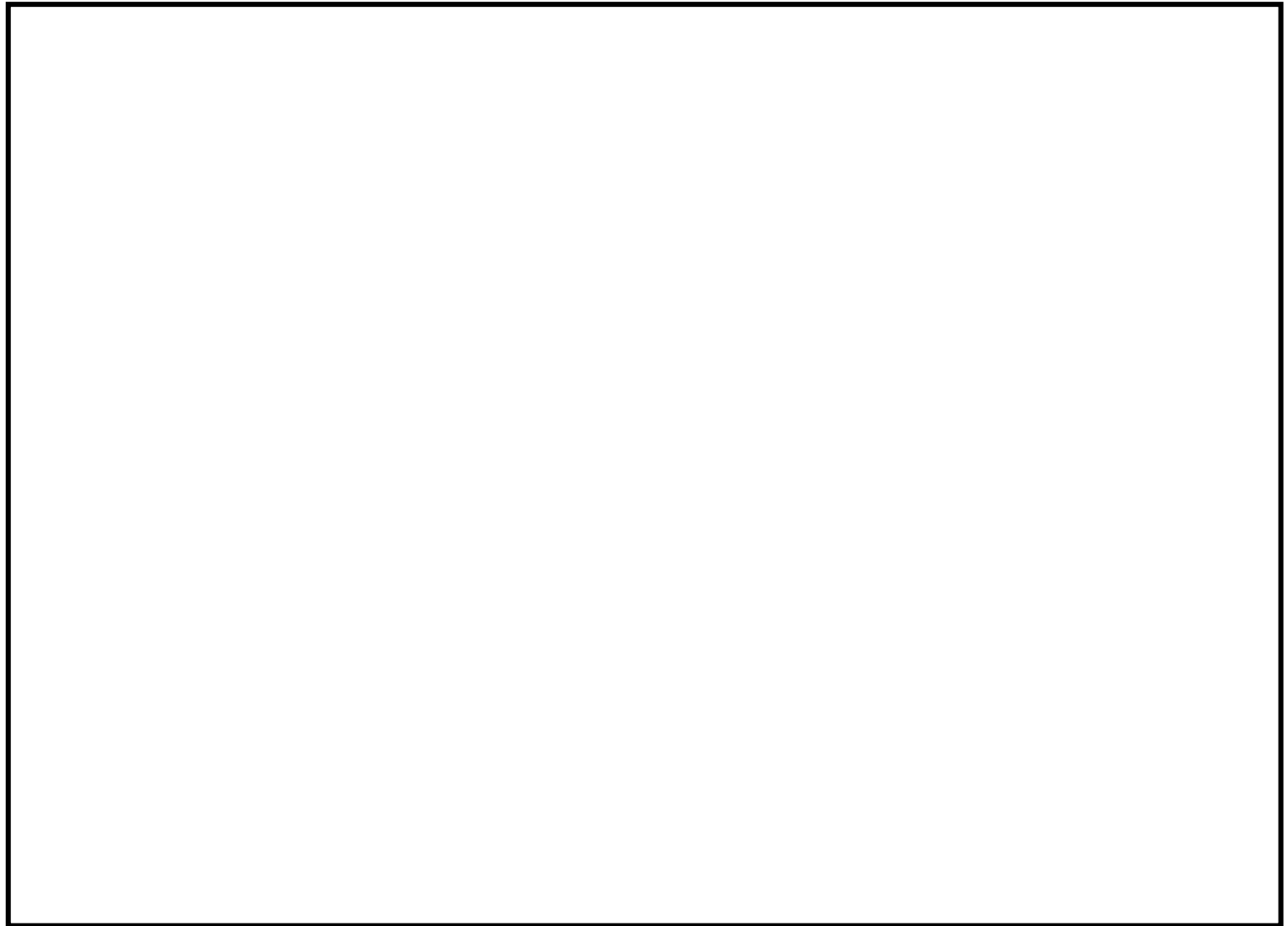
These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Tynemouth Road, N15

Approx. Gross Internal Area 630 Sq Ft - 58.5 Sq M



**FIRST FLOOR**



Bounds Green Office  
 3 Latham Court  
 Brownlow Road  
 London N11 2ES  
 0208 - 365 - 8900  
[boundsgreen@wilkinsonbyrne.com](mailto:boundsgreen@wilkinsonbyrne.com)

Turnpike Lane Office  
 8 Turnpike Parade  
 Green Lanes  
 London N15 3EA  
 0208 - 888 - 0022  
[turnpikelane@wilkinsonbyrne.com](mailto:turnpikelane@wilkinsonbyrne.com)