



Graham Road, N15

£840,000 FREEHOLD

Introducing a stunning and truly unique 3-bedroom end of terrace house for sale on Graham Road, N15. Situated on a leafy residential cul-de-sac opposite a small green, this remarkable property offers a blend of elegance, modernity, and charm, providing an exceptional living experience.

Upon entering the house, you are greeted by a beautiful front reception adorned with a bay window, boasting ample natural, high ceilings and corning, creating a welcoming ambiance.

Moving further into the property, you'll discover an exceptionally bright and airy second reception area that seamlessly flows into the integrated kitchen and dining area. This open-plan layout allows for effortless entertaining and socializing. Furthermore, this space offers direct access to the private south-facing garden, which bathes the interior in natural light and provides a peaceful retreat for outdoor relaxation and enjoyment.

Ascending to the first floor, you'll find two bright double bedrooms that are thoughtfully designed to maximize comfort and space. There is also a modern family bathroom featuring a bath and shower, exuding contemporary style and functionality.

The second floor of this remarkable house is dedicated to a large and spacious bedroom, providing a great space for relaxation and privacy. You will also find a tranquil ensuite bathroom, offering a peaceful sanctuary.

Graham Road is located within catchment area of local primary schools including Belmont Junior school (awarded Ofsted-outstanding, opposite Belmont Recreation Ground) and moments away from Green Lanes, Harringay with its superb selection of shops and restaurants as well as the highly acclaimed Salisbury Arms public house, Blend coffee shop and Dusty Knuckle bakery. Transport can be found at Turnpike Lane (Piccadilly Line) Underground station, just a minute's walk from the house, as well as Hornsey Rail station nearby.



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Approx. Gross Internal Area 1110 Sq Ft - 103.1 Sq M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Produced for Wilkinson Byrne REF: 563057

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3



Bedrooms

2



Receptions

2



Bathrooms

Yes



Garden

C



Council Tax Band

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating:
67

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