
HUNTERS®
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St. Margarets Road, London, N17

Asking Price £750,000

HUNTERS®
HERE TO GET *you* THERE

Occupying a sought after position on St. Margarets Road, N17, is this renovated four bedroom period home. Extending into the loft, the property offers generous family accommodation arranged over three floors. The ground floor has been thoughtfully opened from front to rear to create an impressive open plan living, dining and kitchen space, flooded with natural light and seamlessly connecting to the west facing rear garden through bi-fold doors. A newly fitted contemporary kitchen and LVT wooden flooring throughout complete this great entertaining space, perfectly suited to modern family life.

The first floor comprises two well sized double bedrooms alongside a fully tiled family bathroom with standalone shower, while the loft conversion provides a further two generous bedrooms and a contemporary shower room. Every floor has been finished to an good standard, allowing any incoming purchaser to move straight in and enjoy.

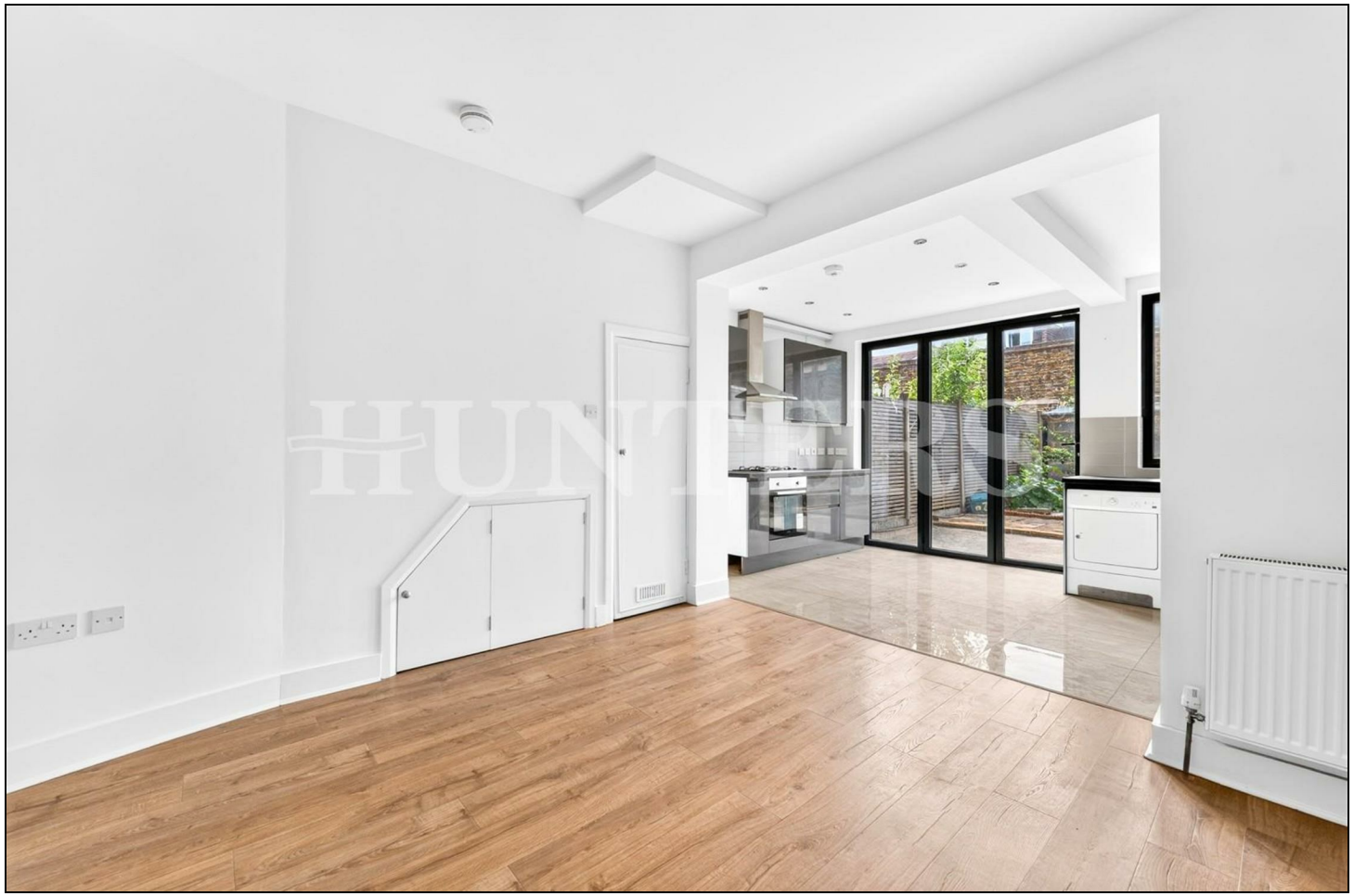
Families will appreciate the selection of Ofsted Outstanding schools within easy reach, including Brook House Primary School, Harris Primary Academy Philip Lane, and Harris Academy Tottenham (an all through school catering for pupils aged 4 -18), all recognised for their exceptional educational standards.

Ideally positioned for commuters too, with the property within easy walking distance of Seven Sisters Underground & Overground Station around 15 minutes away, providing swift Victoria Line services into King's Cross in approximately 15 minutes, Oxford Circus in around 20 minutes, and Victoria in approximately 25 minutes.

The immediate area is equally well served by an abundance of eateries such as The Palm, cafes such as With Milk, green open spaces including Downhills Park, Lordship Recreation Ground, and the award winning Tottenham Marshes and Walthamstow Wetlands, offering miles of walking and cycling routes.

EPC - C
Council tax - C

PLEASE NOTE BEDROOM AND LOUNGE PHOTO HAVE BEEN STAGED TO SHOW UTILISED SPACE



KEY FEATURES

- Recently refurbished
- Four bedroom period property
- Potential to extend further - STPP
- East and west facing
- Two bathrooms
- Over 100 sqm
- Close to Downhills Park/Lordship Recreation Ground
- Close to Brook House Primary School and Harris Primary Academy
- EPC - C
- Council tax - C

















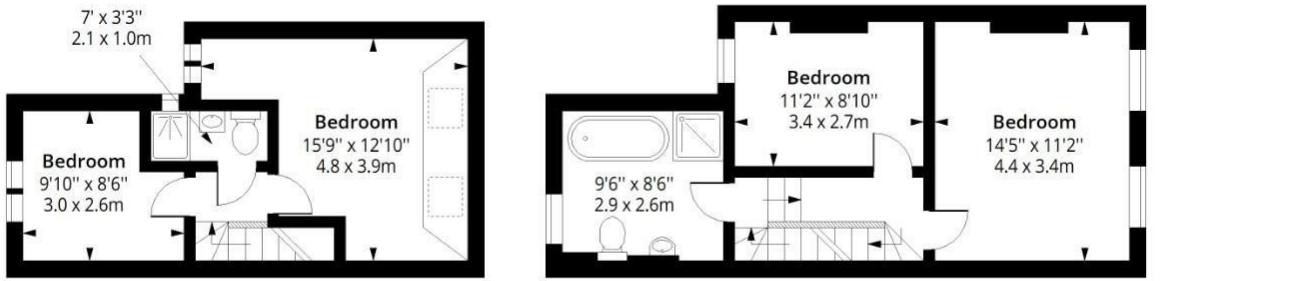






St Margarets Road N17

Approximate Gross Internal Area = 1192 Sq Ft - 110.74 Sq M

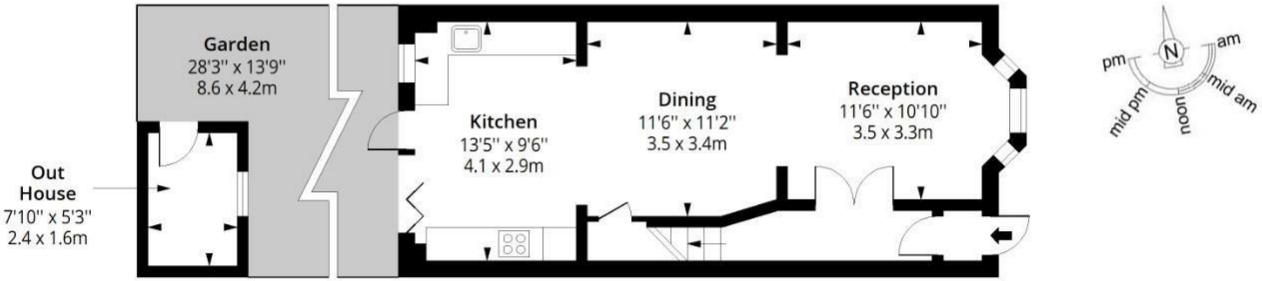


Second Floor

Floor Area 300 Sq Ft - 27.87 Sq M

First Floor

Floor Area 413 Sq Ft - 38.37 Sq M



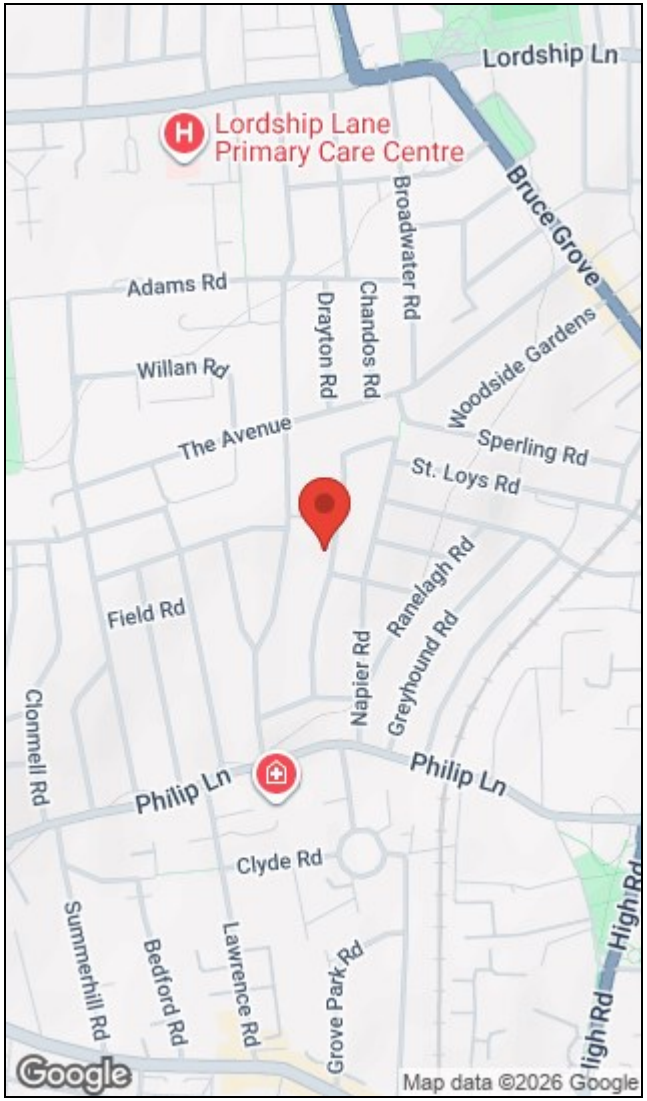
Ground Floor

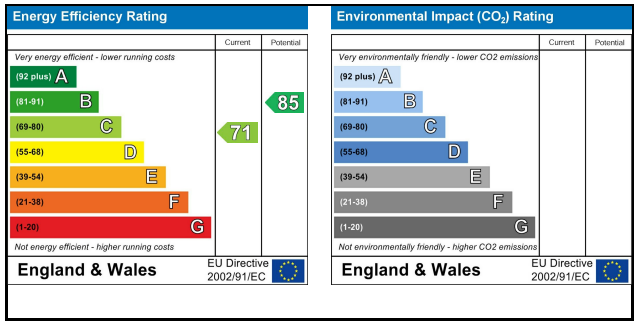
Floor Area 479 Sq Ft - 44.50 Sq M

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RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.





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The Property Ombudsman

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