

91

KIRKTON
ROAD



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a pristine & thoughtful abode

two-bedroom garden flat

*offers in excess of
£450,000*

this beautifully refurbished two-bedroom ground floor period conversion garden flat is located on the desirable kirkton road, n15. boasting approximately 790 sq ft of elegant living space, this stunning home features its own private drive with space for two cars and offers a perfect blend of period charm and contemporary comfort.



description

as you step inside, you'll be greeted by the spacious reception room, adorned with exquisite herringbone flooring and a charming feature fireplace. the reception room seamlessly flows into the private garden, providing an ideal space for relaxation and entertaining.

the newly fitted kitchen, accessible from the reception area features stylish tiled flooring throughout, a classic butler sink, and top-of-the-line integrated appliances, including a miele oven, bosch microwave, induction hob, and dishwasher. there's also ample space for a washing machine.

the front bedroom is generously sized and benefits from a lovely bay window, allowing natural light to flood the room. the second bedroom, located at the rear of the property, offers direct access to the private garden through elegant double doors. both bedrooms are fitted with brand new carpets, ensuring a cosy and comfortable atmosphere. the property also includes a brand new, modern three-piece bathroom suite and a convenient storage cupboard in the entrance hallway.





location

situated in a vibrant and well-connected area, this property on kirkton road is just 0.4 miles from seven sisters station, providing excellent transport links to central london and beyond. the local area is rich in amenities, with a variety of shops, cafes, and restaurants within easy reach. for those who enjoy green spaces, the popular downhill park is just a short walk away, offering a perfect retreat for leisurely strolls, and outdoor activities.

west green road and philip lane are bustling local hubs that provide an array of conveniences, from grocery stores and boutiques to eateries and cosy coffee shops. these streets are known for their community feel and diverse range of independent businesses, adding to the area's unique charm.

south tottenham as a whole is a dynamic and evolving neighbourhood, known for its cultural diversity and vibrant atmosphere. the area offers a mix of traditional and contemporary living, with an increasing number of trendy bars, artisanal bakeries, and eclectic markets. residents benefit from excellent transport connections, including bus routes and cycling paths, making it easy to explore the wider city.

this property is an exceptional opportunity for those seeking a stylish and comfortable home in a prime location. don't miss the chance to make this delightful garden flat your own.



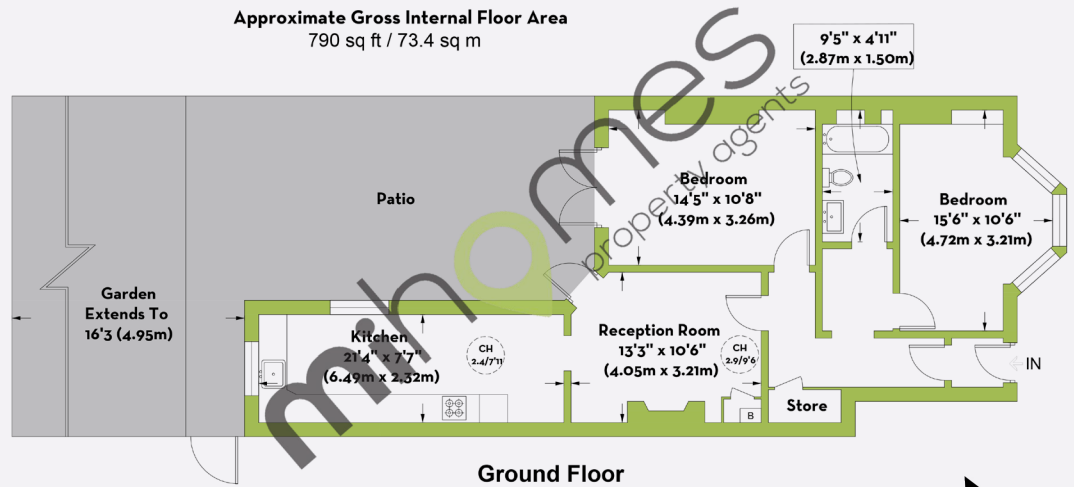
floorplan:

ground floor, 91 kirkton road, london, n15 5ey

Kirkton Road, N15

Approximate Gross Internal Floor Area
790 sq ft / 73.4 sq m

- | lease:
180 years approx
- | no service charge
- | ground rent:
peppercorn
- | council tax:
band c
- | epc rating:
d



this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 1088282)

overview

- newly refurbished | two bedrooms |
- 180 year lease | ground floor |
- no service charge & £1 per year ground rent | chain free |
- private garden | drive for two cars |

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