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# Beaconsfield Road, London, N15 4SQ

Guide Price £500,000



A rare double fronted Victorian ground floor garden flat on Beaconsfield Road N15.

This exceptional double-fronted Victorian ground floor flat occupies the entire ground level, including a cellar, and offers a spacious 70 sqm of living space. Situated on the sought-after Beaconsfield Road N15, this property is conveniently located between West Green Road N15 and Philip Lane N15, with close proximity to Seven Sisters underground station.

**\*\*Key Features:\*\***

- High ceilings, original charm, and character
- Original sanded and varnished floorboards
- Two double bedrooms
- Nearly 50ft west-facing garden for sole use

The property is close to open spaces such as the award-winning Downhills Park and Markfield Park. Additionally, there are plenty of eateries and amenities nearby.

Don't miss the opportunity to own this unique Victorian garden flat, combining historical elegance with modern comfort.

Share of Freehold

Lease is 999 from 05/02/1975

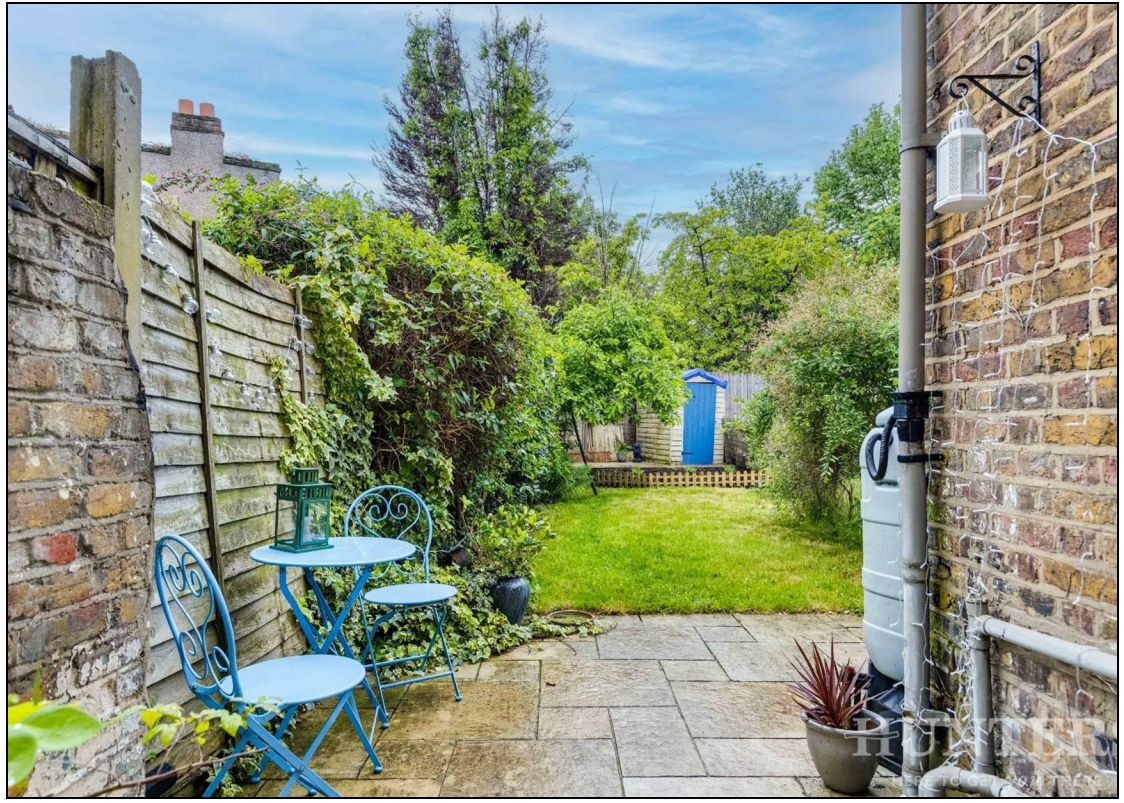


## KEY FEATURES

- Double fronted Victorian
  - Sole use garden
  - Two double bedrooms
  - Share of Freehold
- Seven Sisters (Victoria Line) and British Rail
  - EPC Rating D











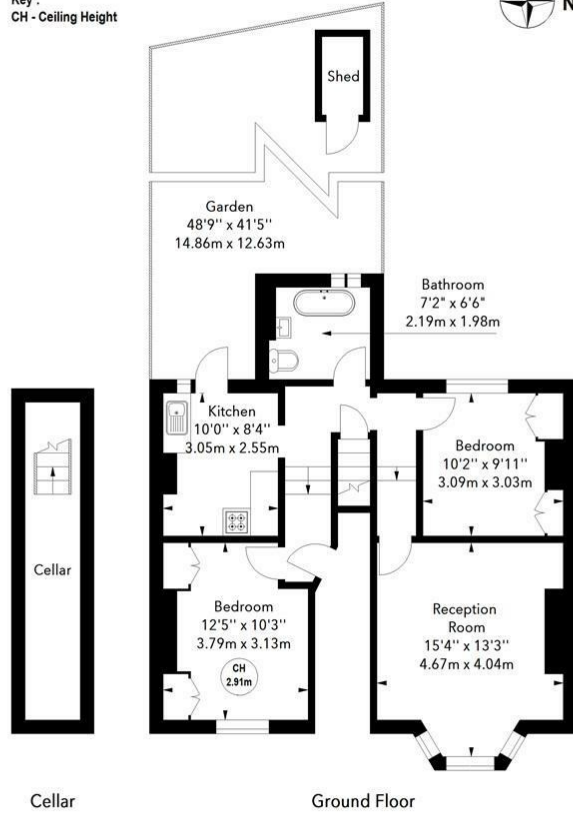
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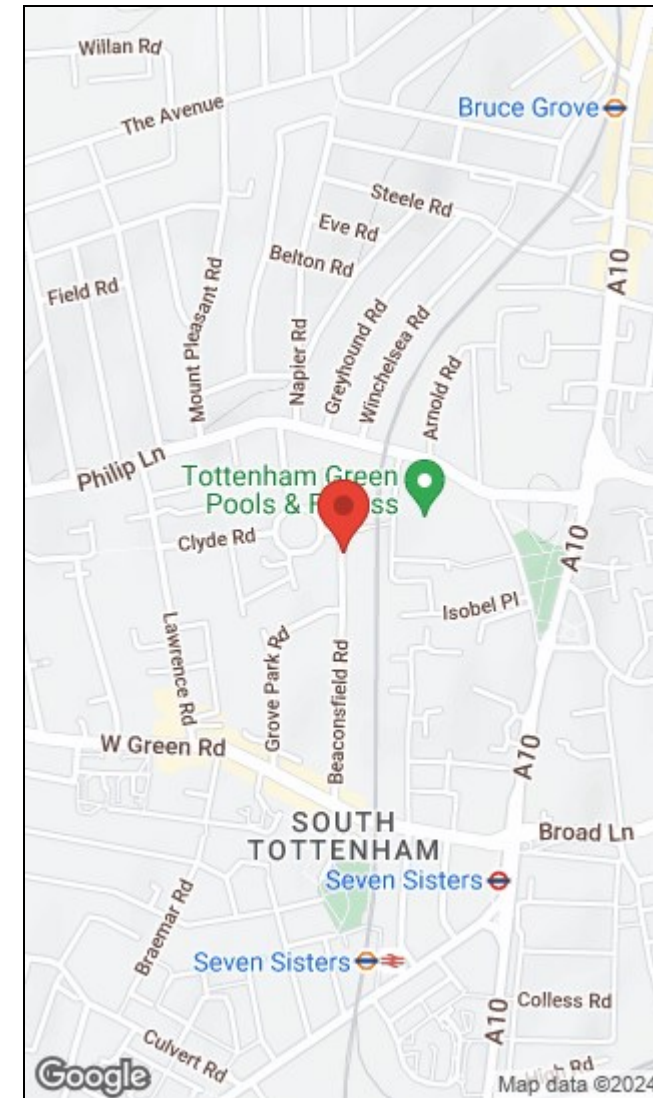
Beaconsfield Road, N15  
Approximate Area = 70.14 sq m / 755 sq ft

Key :  
CH - Ceiling Height



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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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