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Keston Road, London

Offers In Excess Of £925,000



Chain Free and within catchment of Harris Academy!

Larger than average Victorian house on Keston Road, N17, offers a rare opportunity to live in one of Tottenham's most talked-about streets, just moments from the award-winning 12-acre Downhills Park. Spanning 1,625 sq ft across three floors, this double-bayed Victorian home combines period charm with modern luxury.

The ground floor boasts a spacious through lounge with original features, including a beautifully restored fireplace (gas operated), bay window seat and treated hardwood floors. The highlight is the large kitchen/diner, featuring underfloor heating and equipped with high-end appliances, including a Falcon gas cooker with twin ovens, a Fisher & Paykel twin fridge/freezer, a Miele dishwasher, and a Samsung washer/dryer. A ground floor cloakroom adds extra convenience.

The first floor offers three generous double bedrooms and a family bathroom with the master suite featuring built in wardrobes. The top floor is dedicated to a loft bedroom with opening skylights, a modern shower room, and eaves storage, all finished to a high standard. Velux windows and a bright, airy feel make this space perfect for a master suite or guest room.

The property comes with air conditioning, double/triple glazing throughout, underfloor heating on the ground floor, and advanced Nest-zoned heating. Security cameras can be remotely monitored and controlled for added peace of mind along with a Simplisafe alarm. The roof, only three years old, comes with a warranty, and a brand new 50 kW boiler ensures reliable heating.

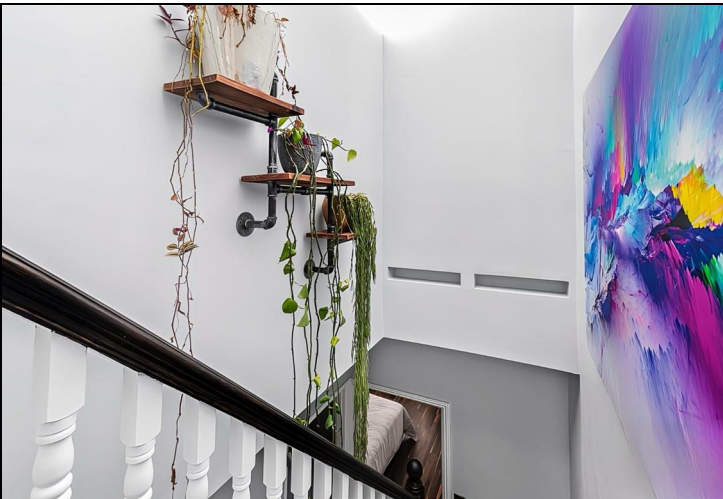
Located within easy reach of both Seven Sisters (Victoria Line) and Turnpike Lane (Piccadilly Line) stations, this home is perfect for commuters. The vibrant local area offers a range of cafes, bars, and eateries. Plus, the property is within the catchment area of outstanding schools.

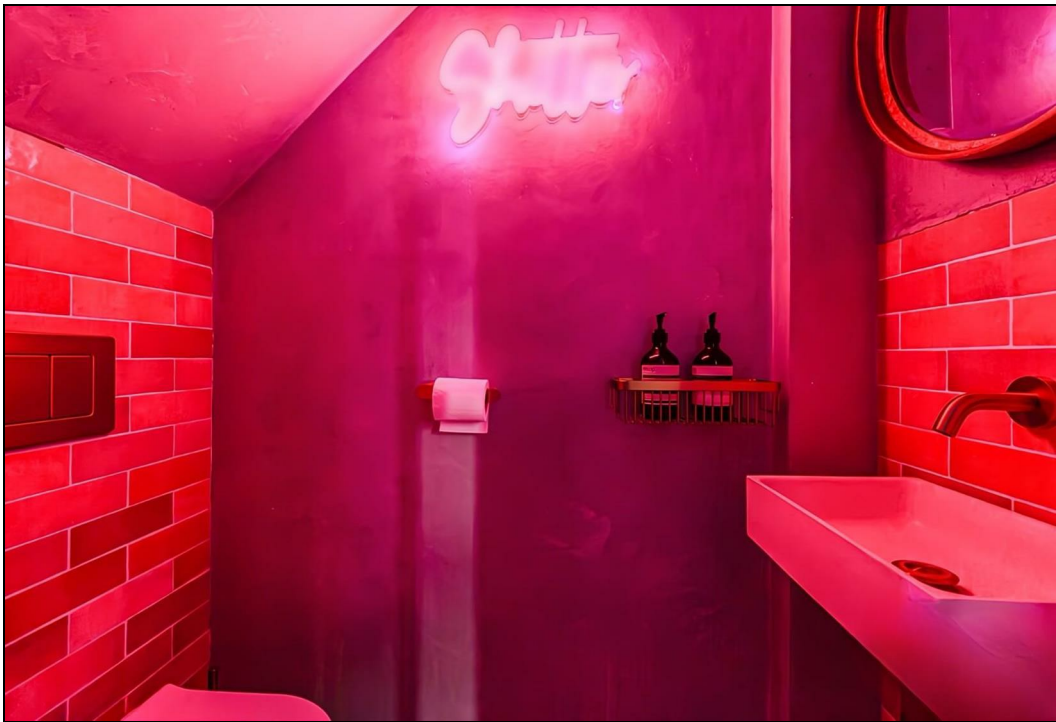
This beautifully maintained home offers an ideal blend of period character, modern convenience, and prime location.

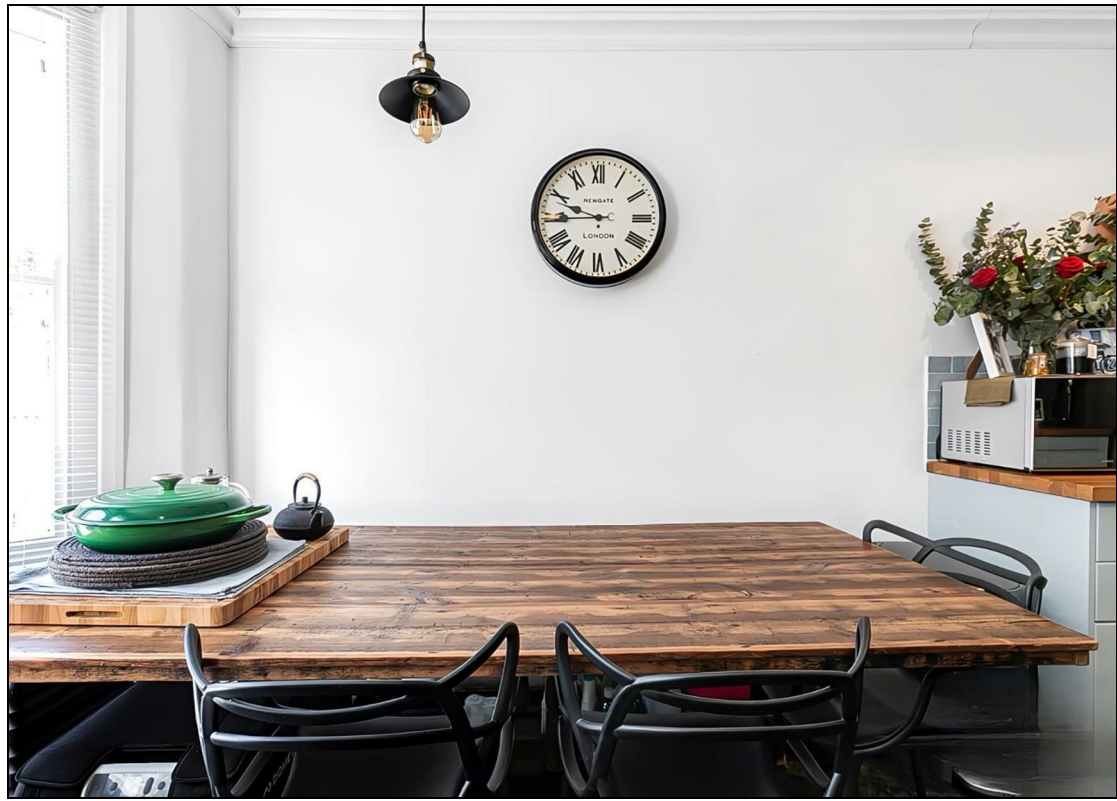


KEY FEATURES

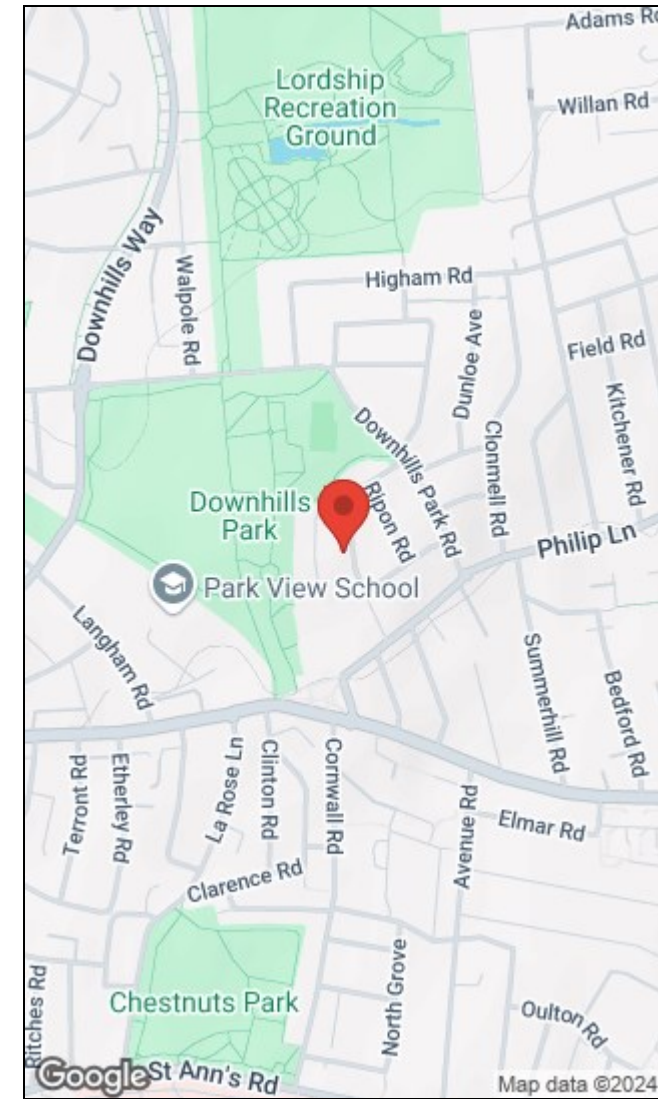
- Four double bedroom Victorian
 - Through lounge
 - Large kitchen diner
 - First floor bathroom
 - Loft room with ensuite
 - High finish
- Award Winning Downhills Park
- Seven Sisters and Turnplike Lane
 - Chain Free
 - EPC Rating C







Approximate Gross Internal Area 1625 sq ft – 151 sq m
 Ground Floor Area 628 sq ft – 58 sq m
 First Floor Area 629 sq ft – 58 sq m
 Second Floor Area 368 sq ft – 35 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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