



**HUNTERS®**  
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# St. Ann's Road, London, N15

## Offers In Excess Of £515,000



This three bedroom mid terrace home on St. Ann's Road, N15, offers a comfortable and well connected lifestyle. Boasting a good sized reception room, the property also benefits from a downstairs toilet for added convenience. A unique highlight is the small reading room – ideal as a quiet retreat or compact home office off the main reception – along with gas central heating throughout, ensuring warmth and efficiency year round.

The first floor hosts three bedrooms, including two doubles and a smaller double, providing adequate space for families or sharers. A three piece bathroom completes the upper floor, designed with practicality in mind. At the rear, the private garden features two integrated single sheds, offering great storage or workshop potential, adding a valuable extension to the storage space.

Perfectly positioned just a 10 minute walk from Seven Sisters Station, this home provides excellent transport links into Central London. It's also within easy reach of local schools, everyday amenities, and the popular Chestnuts Park – ideal for families and professionals alike seeking green space. With a thoughtful layout and a highly desirable location, this property combines comfort, convenience, and character.

Council tax - D

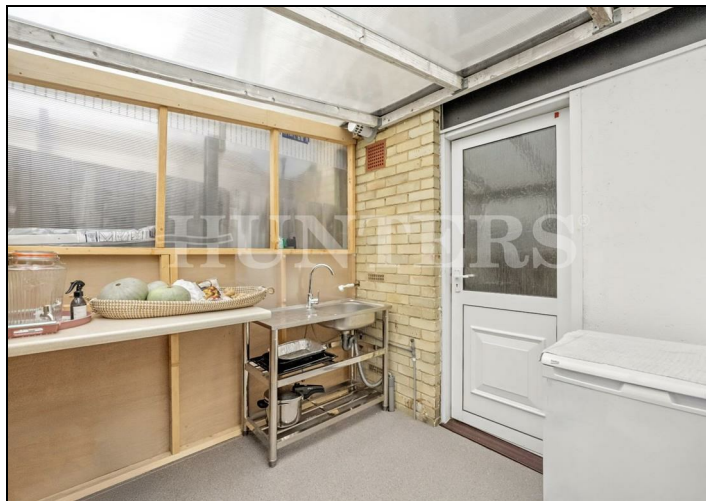
EPC - C





## KEY FEATURES

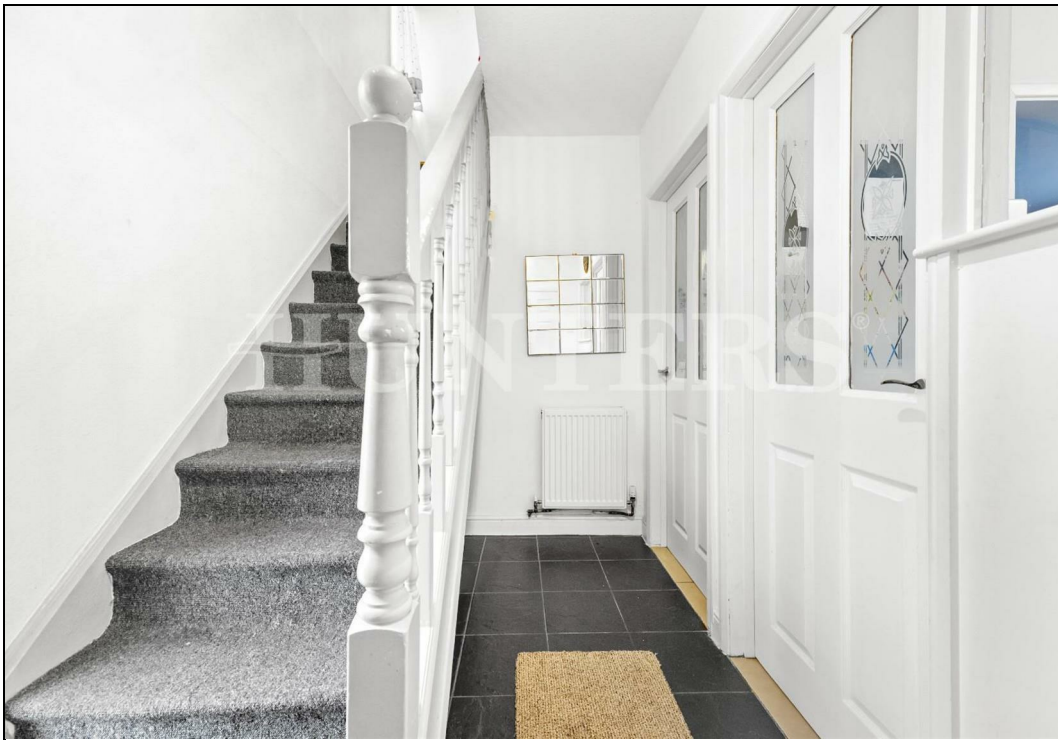
- Freehold
- 10 minute walk to Seven Sisters station  
(Underground/BR)
- Three good sized bedrooms
- Close to Chestnuts Park
- South facing garden
- Close to amenities
- Council tax - D
- EPC - C







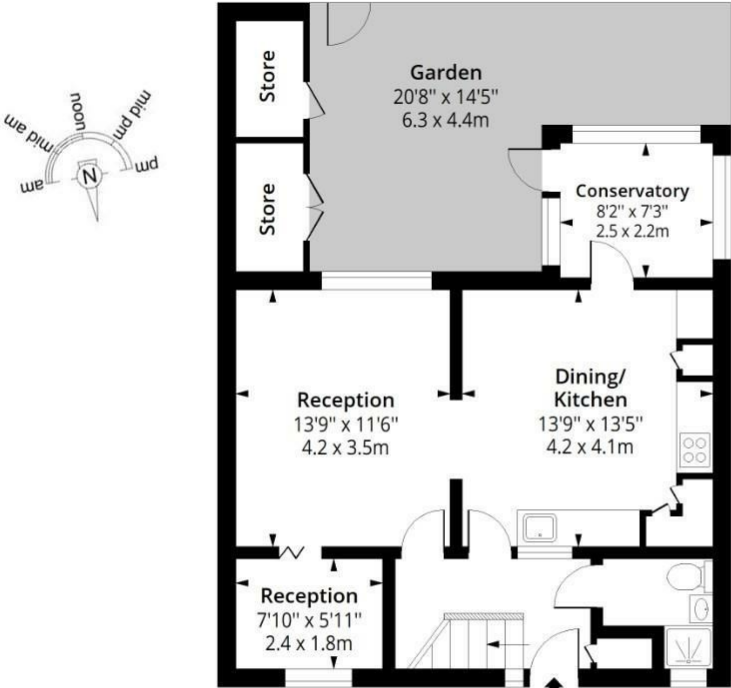






St Anns Road, N15

Approximate Gross Internal Area = 1131 Sq Ft - 105.07 Sq M



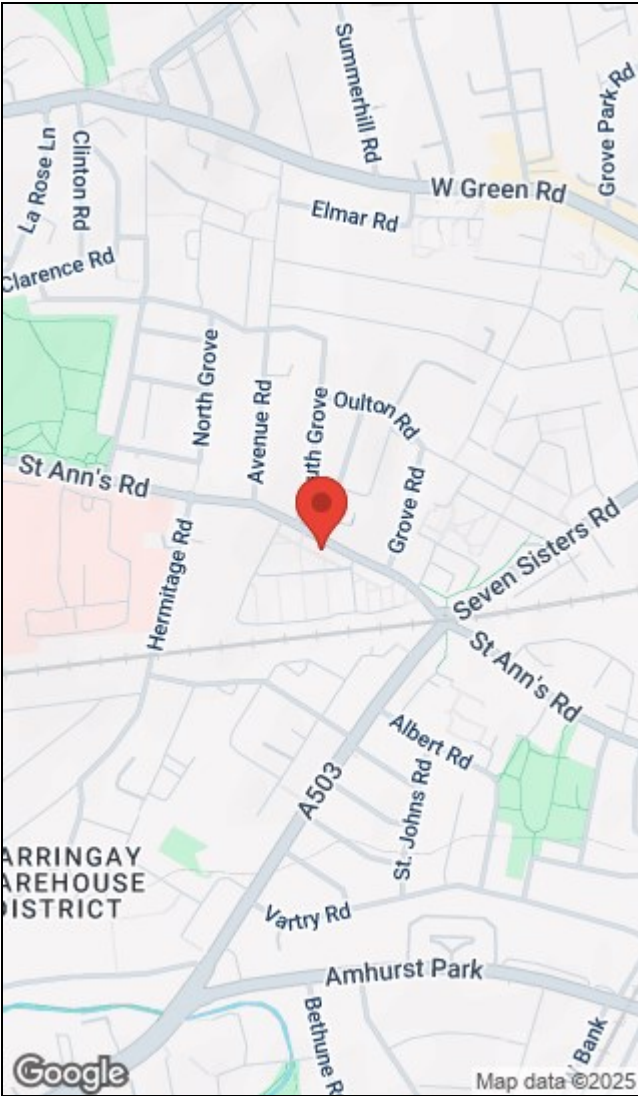
Ground Floor  
Floor Area 637 Sq Ft - 59.18 Sq M



First Floor  
Floor Area 494 Sq Ft - 45.89 Sq M



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.



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		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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