



Reception Room  
14'6" x 12'2"

Reception Room  
12'1" x 10'2"

Kitchen / Breakfast Room  
21'7" x 10'9"

Bedroom  
16'0" x 11'10"

Bedroom  
12'1" x 10'2"

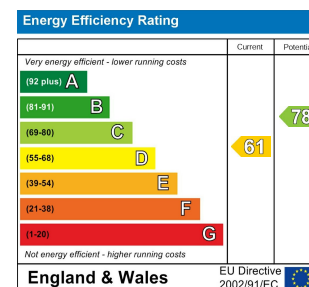
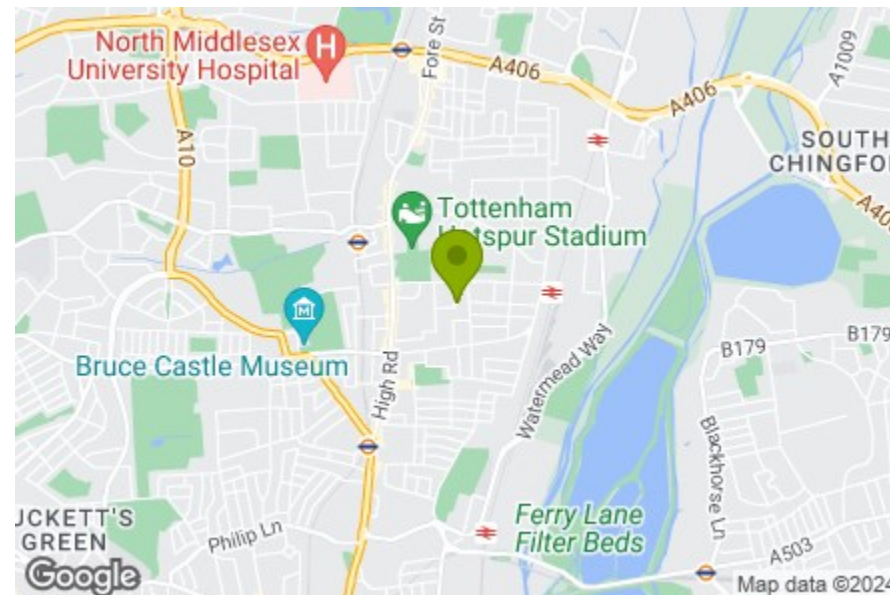
Bathroom  
7'6" x 5'6"

Bedroom  
15'10" x 9'11"

Garden  
42'7"

Studio  
11'5" x 7'6"

Shower Room



## SUTHERLAND ROAD, TOTTENHAM

Asking Price £650,000 Freehold  
3 Bed House - Mid Terrace



### Features:

- Three Double Bedroom House
- Victorian Mid Terrace
- Approx 1333 Square Foot
- Large Garden Studio with WC
- Some Original Features
- Large Through Lounge
- First Floor Family Bathroom
- Close to Local Amenities
- A Short Walk to White Hart Lane Station

A stylish and substantial Victorian three bedroom home, packed with period features and with a large garden studio. All sat close to Northumberland Park station, in the heart of creative Tottenham and close to several 'Outstanding' schools.

Your immaculate ninety square foot home studio space, nestled at the end of your gorgeous garden, features it's its own bathroom. The perfect serene sanctuary for guests, working from home or pursuing creative passions.

REQUEST A VIEWING  
0203 369 6444

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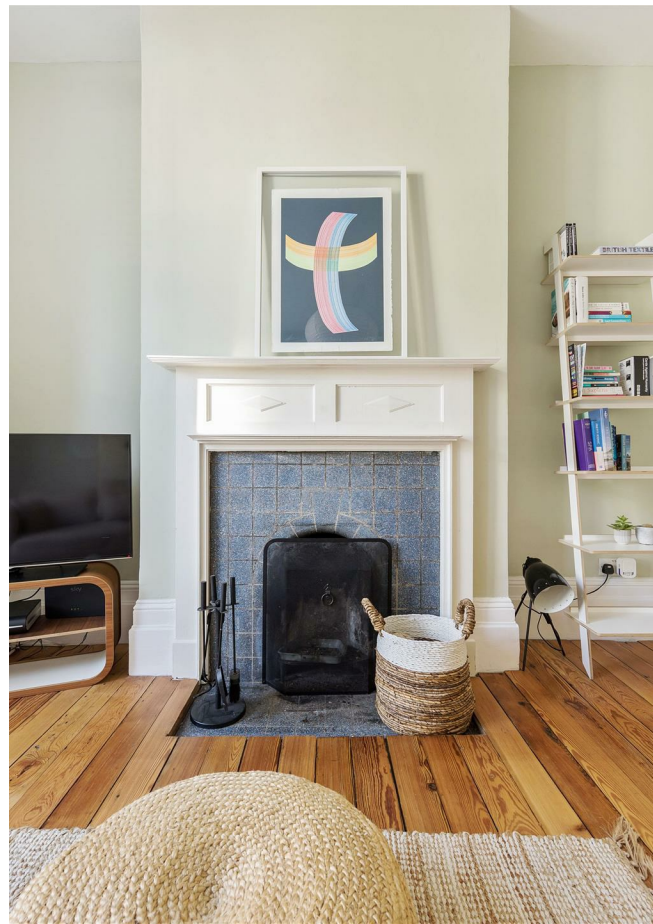
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**IF YOU LIVED HERE...**

You'll be instantly charmed by your Victorian three bedroom terraced home, the characterful exterior painted a stylish dove grey and featuring ornate vintage moulding. Stepping into the 1330 square foot space and the period details continue in your 300 square foot double reception. All bathed in blissful light thanks to the bountiful bay window with a fabulous feature fireplace and rich engineered wood flooring. Head into your 230 square foot kitchen and the stylish touches continue, smart white cabinets are topped with smoky marble style worktops and soothing sage green walls give way to pretty wood panelling.

Heading out into your garden and there's a stretch of green engineered lawn, bordered by raised flower beds and high wooden fencing. Upstairs, your family bathroom is finished in elegant white marbled tilework, with a lovely tub, overhead shower and a sleek square feature sink. Your principal bedroom is a blissful 190 square feet and features another fantastic feature fireplace. All your bedrooms are carpeted in soft tasteful taupe and your second double to the rear has gorgeous garden views. Your third is a versatile 120 square feet and all feature space saving fitted wardrobes.

You're perfectly placed in the heart of vibrant Tottenham, just a two minute stroll from the ever evolving shopping, dining and drinking options of Tottenham High

Road and White Hart Lane. For venturing further afield Northumberland Park is just five minutes away on foot and will speed you to Liverpool Street in around twenty minutes or Stratford in seventeen. You also have Seven Sisters just ten minutes away for the Victoria line, and White Hart Lane around twelve minutes' walk for the overground. To stretch your legs on a sunny day, just wander in the vast rolling greenery of the Tottenham Marshes, just a fifteen minute walk away.

**WHAT ELSE?**

- Drumsheds is a thirty minute stroll away or eight minute cycle. The vast new venue in the recently redeveloped Meridian Water area hosts huge festivals, food markets and gigs.
- Parents will be pleased to hear there are six Ofsted rated 'Outstanding' schools nearby, with your nearest, Harris Primary Academy, an eleven minute walk away. The 'Outstanding' Pembury House nursery is only ten minutes away on foot.
- You're just an eight minute walk from the new Tottenham Hotspur stadium, hosting not only football matches, but exciting concerts and, for the brave, the Dare Skywalk and the breathtaking views of London from the top of the landmark structure.



**A WORD FROM THE OWNER...**

"We loved living in Tottenham, but our life and work has taken us to move abroad. We had our first child in this house, and within the first week were invited to the lovely leader's street Whatsapp group house for a welcome drink. The house is spacious with beautiful sunrise coming into the middle bedroom which was our child's room. The garden is spacious and easy to maintain with the astro grass, and the garden office is a lovely escape. And you can't beat the open fire on a winters night. The area is going through a lot of change for the better, from the local cosy Turkish cafe, to bruce grove park with the kids friendly antwerp arms, to the local breweries and now redeveloped Tottenham Hale only a 15ish min walk away. The location of the house gives you easy access out to Tottenham Marshes, where you can continue the walk into Walthamstow, or jumping on a bus or in the car out to Epping forest for a country walk."

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