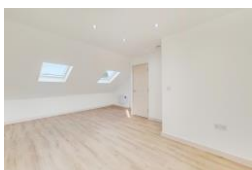




## Glenwood Road, London, N15 3JS

Living Space are delighted to offer this stunning newly refurbished, five-bedroom Victorian mid terrace house set over three floors and located in a lovely residential street moments from Green Lanes Haringey and situated within walking distance to either Turnpike Lane or Manor House tube station. This property has been extensively renovated throughout to a high standard and offers a beautiful extended loft conversion and a ground floor rear extension which provides a spacious kitchen diner with bi-folding doors opening onto a private garden. Further features include a stunning fitted kitchen/diner, a shower room, and two good size reception rooms on the ground floor, 3 spacious bedrooms, a family bathroom and an additional shower room located on the first floor, and a further two good size bedrooms on the second floor. Chain free.



Freehold: £995,000



Certificate Number : 9300-2571-0422-1002-3293

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76
55-68	D	55	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9300-2571-0422-1002-3293>

£850,000 Subject to Contract  
Tenure: Freehold  
Local Authority: Haringey

Approximate Area: 1638.05 sq ft / 152.18  
sqm Council Tax: Band: D









LIVINGSPACE  
Estate Agents

## Glenwood Road, N15

CAPTURE DATE 22/09/2021 LASER SCAN POINTS 5,685,957

GROSS INTERNAL AREA

152.18 sqm / 1638.05 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
152.18 sqm / 1638.05 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
142.47 sqm / 1533.53 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
4.71 sqm / 50.70 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 149.30 sqm / 1607.05 sqft  
IPMS 3C RESIDENTIAL 142.98 sqm / 1539.02 sqft

SPEC ID: 6149b03160777d0de2897b75