



Wightman Rd N4

£949,995

Freehold

Stunning Victorian Family Home with Huge Potential

A stunning Victorian terraced home, this four-bedroom, three-reception, two-bathroom, angle bay-fronted property which is perfectly positioned on the highly desirable Harringay ladder.

Arranged over three levels, this home combines a plethora of period charm with versatile living spaces, making it an ideal family residence. Soaring ceilings and abundant natural light enhance the sense of space throughout. The ground floor features a spacious through-lounge, a formal dining room, a fitted kitchen, a downstairs shower room, and a utility area. The rear garden extends approximately 44 feet, providing a tranquil space for both entertaining and relaxation.

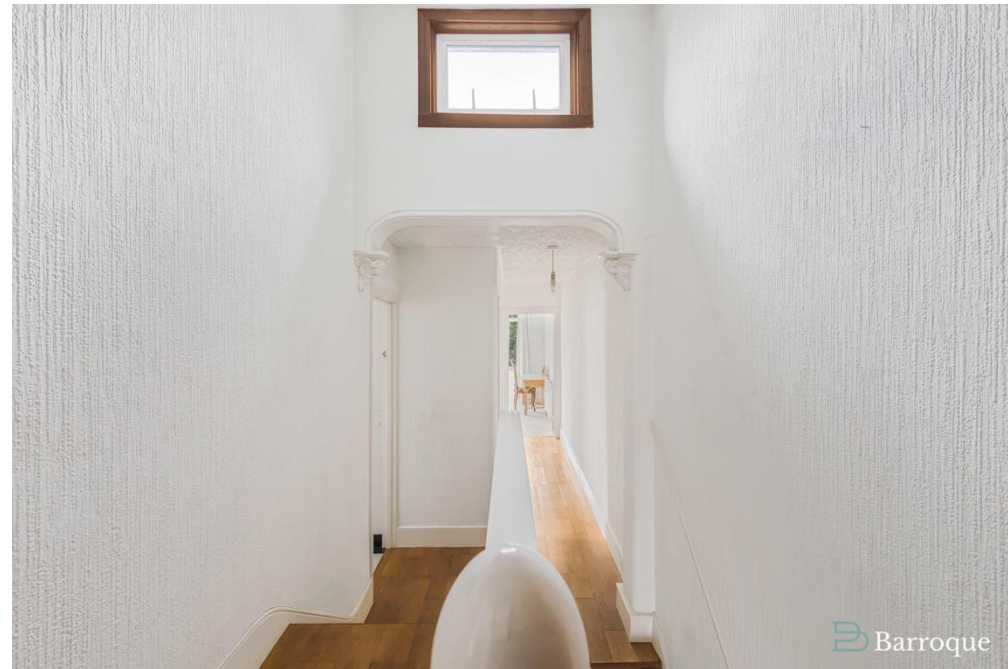
The first floor comprises three generous double bedrooms, a well-sized single bedroom (currently being used as a kitchen) a family bathroom and a separate WC. A cellar provides ample storage, and the property presents significant potential for conversion into two separate flats, subject to planning consent.

Wightman Road offers unrivalled convenience, located just moments from Green Lanes with its eclectic selection of restaurants, bars, and shops. Several Ofsted-rated schools and the expansive Finsbury Park are nearby, while Harringay Overground Station is only 0.2 miles away, offering direct connections to Central London within 30 minutes.





Barroque



Barroque



Barroque



Barroque



Wightman Rd, N4 1RJ

Freehold

Entrance : Via UPVC double glazed opaque door.

Hallway : Wood style flooring, original coving, original Victorian corbel decorative mouldings, dado rail, double radiator, stairs leading to first floor landing and doors leading to:

Reception Room : 24'0 x 13'5 (7.30m x 4.10m) Double glazed angled bay sash style UPVC windows to front aspect, wood style flooring, original Victorian ceiling mouldings, original coving, original ceiling rose, decorative feature fireplace double radiator.

Kitchen : Comprising a range of wall and base units with wood style work surfaces, stainless steel single sink unit with chrome mixer tap, space for freestanding cooker and oven, wall mounted extractor, space for fridge/freezer, tiled walls, tiled flooring, door leading to larger than average basement, double glazed window and door leading to:

Downstairs Shower Room : Corner shower cubicle with tiled walls, wall mounted chrome shower attachment and rainfall shower head, low level WC, vanity wash hand basin with storage below, part tiled walls, tiled flooring, door leading to:

Utility Room : Range of base units, plumbing for washing machine, door leading to rear garden.

Basement : Lighting, electricity, exceptionally large storage space.

Reception Room 2 : 14'1 x 12'3 (4.30m x 3.73m) Double glazed angled bay UPVC windows and door to rear aspect, wood style flooring, double radiator.

First Floor Landing : Loft access hatch, space for storage cupboards, part carpet, part wood style flooring, doors leading to:

Bedroom : 18'1 x 12'0 (5.50m x 3.66m) Large double UPVC double glazed Sash style windows to front aspect, original picture rail, coving, double radiator, wood style flooring, decorative tiled fireplace.

Bedroom : 12'1 x 11'1 (3.67m x 3.62m) Large UPVC double glazed window to rear aspect, built in wardrobe, original coving, double radiator, wood style flooring

Separate WC : Low level WC with concealed cistern, tiled walls, tiled floor, radiator, opaque double-glazed window to side aspect.

Bathroom : Modern bathroom comprising tiled panelled bath with chrome mixer tap and handheld shower attachment, pedestal wash hand basin, double radiator, opaque window to side aspect tiled walls, tiled floor, plumbed for washing machine.

Bedroom : 8'10 x 5'4 (2.68m x 1.62m currently being used as a kitchen) Range of wall and base units, stainless steel single sink unit with chrome mixer tap, space for fridge/freezer, space for free standing cooker

Bedroom : 12'14 x 9'6 (3.75m x 2.90m) Large UPVC double glazed window to rear aspect, double radiator, carpet.

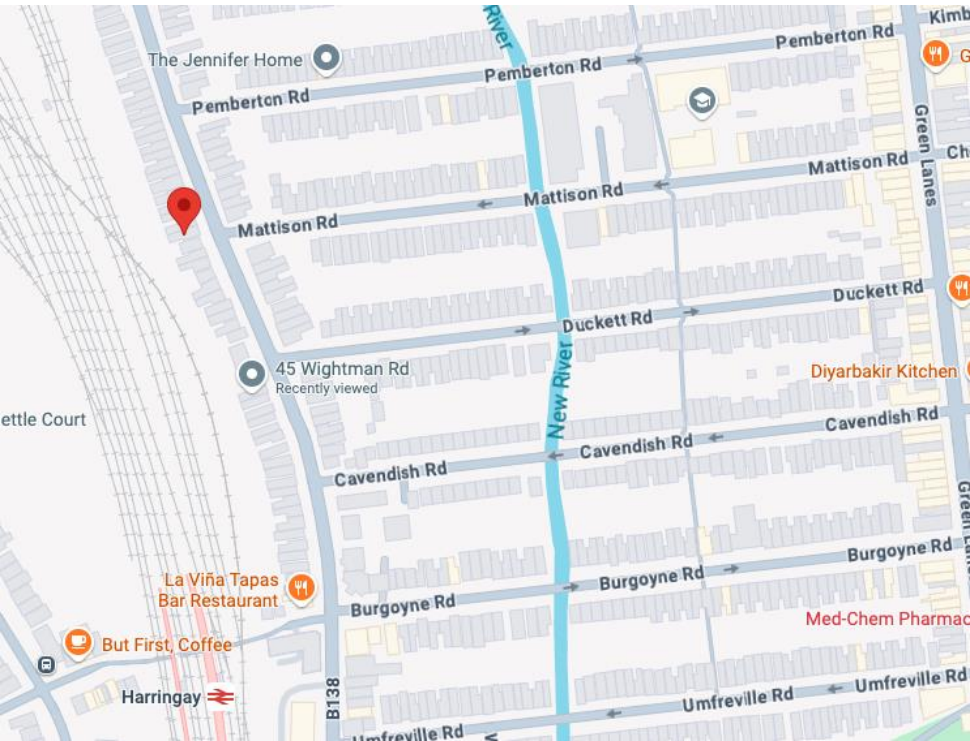
Rear Garden : Designed across staggered levels, the garden combines practicality with charm, offering elevated perspectives and versatile outdoor living spaces, outside water tap

Finer Details:

Tenure: Freehold
Council Tax : D

Sole Selling Agent

Strictly by appointment only via Barroque Estates



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



77 Wightman Road, London, N4 1RJ
 Approximate Gross Internal Area 1631 sq ft – 152 sq m
 (Excluding Cellar)
 Cellar Area 447 sq ft – 42 sq m
 Illustration for identification purposes only, measurements are approximate, not to scale