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HACKNEY



14 Elmhurst Road, London, N17 6RQ  
Offers in excess of £700,000





# 14 Elmhurst Road

London, N17 6RQ

- Victorian freehold house
- Five minute walk to Bruce Grove overground station
- Scope to extend (subject to the usual consents)
- Three double bedrooms
- South facing garden
- Farrow & Ball and Little Greene paint

## The Home -

This handsome three-bedroom Victorian house is located on Elmhurst Road in Tottenham, a short walk from Bruce Castle Park, Lordship Recreation Ground and Bruce Grove overground station is a five minute walk away. Set back from the street, the house has an attractive brick façade and there is a delightful, south facing garden to the rear. Inside we have three double bedrooms, Victorian features, great ceiling height (2.4m) and a large kitchen/diner. Farrow & Ball/Little Greene paint compliment the space and there is significant potential to enlarge the footprint of the house to the rear, plus into the loft (subject to the usual planning consents)



## The Indoors

Entering via the front door which is painted in Little Greene Marine Blue, there is a storm porch with original Victorian tiling. The entrance hall is painted in Farrow & Ball 'Blackened' and has original wooden flooring underfoot and an under stairs cupboard housing the washing machine. The living room has great ceiling height (2.4m) and the corning is present, a large square bay window that is flanked by Plantation shutters (and throughout the house) allow the light to flow, there is a cast iron fireplace and original wooden floors underfoot. The kitchen is fully fitted and painted in Little Greene 'Pearl', it has a dishwasher, Gorenje fridge freezer plus additional fridge, a gas hob and gas oven. There is ample work surfaces and cupboard space and tiling underfoot. The dining area is a great space for entertaining and has a lovely original chimney breast with a built in wood burner, doors and windows open out on the garden and flood the room with natural light from a southerly facing aspect.

Ascending the original staircase using the Victorian banisters we reach the first floor. Here we have carpet underfoot, loft access and doors to the three bedrooms and bathroom. The principle bedroom has another feature fireplace, a large, double glazed, sash bay window and a separate window that fills the room with natural light. The walls are painted in Farrow & Ball 'Cromarty', there is a cast iron fireplace and bespoke built wardrobes. The second bedroom is also a great sized double, with built in wardrobes, finished in Little Greene 'Slaked Lime' and there is another south facing, double glazed wooden sash window. The third bedroom is another double room, also painted in Little Greene 'Slaked Lime' and with a double glazed south facing sash window that overlooks the garden, a cast iron fireplace and a fitted wardrobe. The bathroom is painted in Little Greene 'Rolling Fog', has a Matt black sink and shower fittings over the bath, two frosted, doubled glazed windows, hand basin and W.C.





### The Outdoors

The south East facing rear garden gets light all year round. There is an apple tree and a stunning mature wisteria blooming every spring on the pergola which has a sandstone patio underfoot. There is newly laid decking just outside the kitchen door and newly laid porcelain paving from London Stone. Clover lawn with new Corten Steel planters. The front garden has mature hydrangea hedge and space for bin storage and on-street bike storage is being installed this summer.

### Loving the location

The house occupies a fantastic position in Tottenham, a short walk to Bruce Castle Park, Downhills Park, Lordship Recreation Ground and Chestnuts Park. On Tottenham High Road, Philip Lane and West Green Road, there are many independent shops, pubs and eateries, including wine and cheese shop Wine & Rind, Beavertown Brewery and the Bernie Grant Arts Centre.

Bruce Grove station (Overground) with trains to Liverpool Street station in 20 minutes, is a five-minute walk from the house and slightly further afield is Seven Sisters station (Victoria Line), which is a 20 minute walk away. Also five minutes from the house on Philip Lane is the 341 bus which travels through central London to Waterloo.

San Marco's pizzeria (family owned for 60yrs) at end of street). There is an eclectic mix of cuisines - Turkish, Nigerian (Chuku's), Ethiopian (Genet Cafe). There are numerous coffee shops including; With Milk, Perkyn's. Cinnamon Leaf and Fieldseat organic shops. There are plenty of bars and pubs including; The Bluecoats which is a converted girls' school. True Craft, Mother Kelly's, The High Cross, The Palm. Table 13 wine bar. Moko Hi-Fi Music Bar & Restaurant, plus Stronghold climbing centre. is nearby.

### Directions





## Floor Plans



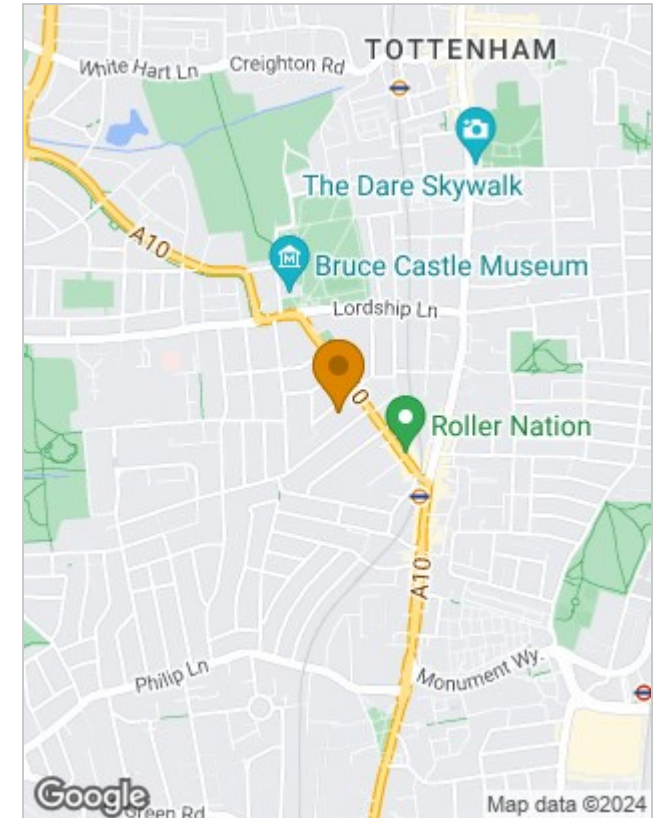
## Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

