



## Cavendish Road, , Hornsey, N4 1RR

- One bedroom ground floor conversion
- 560ft of internal accommodation
- Share of Freehold
- Sole use of 53ft garden to rear
- Located on the desirable Harringay Ladder
- Chain Free

**Offers In Excess Of £425,000**



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## DESCRIPTION

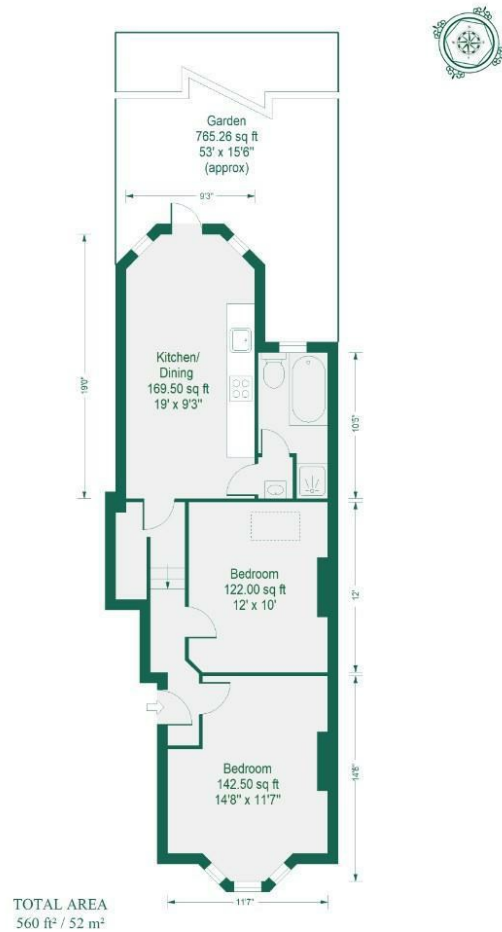
Situated on the sought after Cavendish Road, which forms part of the ever popular and desirable 'Harringay Ladder'; This one bedroom flat is converted from the ground floor of a bay fronted period property. Consisting of reception room to the front (currently used as a bedroom), a double bedroom, bathroom and a large kitchen/diner leading a private 53ft garden to rear. There is scope to extend to the rear (STPP). The property is sold with a share of the freehold and is chain free.

Transport links include Harringay Green Lanes, Harringay and Manor House tube station. Amenities include Harringay Arena Retail Park, Green Lanes shop, restaurants and cafes and the open space of Finsbury Park. The Wetlands and reservoir and not too much further south and Crouch End is located to the West.





### Ground Floor



### Viewings

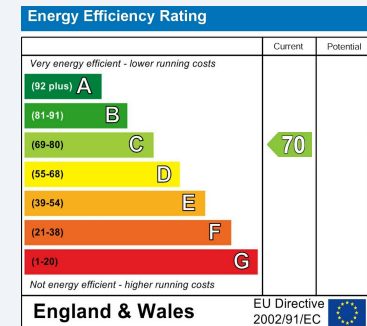
Please contact [hunters.stokenewington@hunters.com](mailto:hunters.stokenewington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.