



22 Wakefield Road, London, N15 4NL

£325,000



This charming property offers a rare opportunity to own a home with an unobstructed view up Colless Road, creating a bright, airy living space with spectacular evening light streaming through three large UPVC double-glazed sash windows. The flat is fully double-glazed, ensuring comfort and energy efficiency, with exceptional insulation in the kitchen and bathroom areas, featuring 100mm of Celotex insulation in the ceiling and 50mm in the walls. The central heating system, powered by a combi gas boiler installed in 2019, has been annually inspected and serviced, ensuring reliability and warmth throughout the year.

A particularly generous loft space offers exciting potential for those looking to expand, with the possibility of converting it into an impressive master bedroom with an en suite bathroom. This home's location is ideal, just minutes from Seven Sisters station (Zone 3), offering excellent transport links via bus, rail, and tube. The neighbourhood of South Tottenham is a peaceful, leafy oasis, providing a friendly and pleasant environment.



- SHARE OF FREEHOLD
- CHAIN FREE SALE
- QUIET RESIDENTIAL LOCATION
- LOVELY CONDITION
- GOOD SIZE LIVING ROOM
- OVER 900 YEARS ON THE LEASE
- MINUTES FROM SEVEN SISTERS TUBE STATION
- CLOSE TO TOTTENHAM HIGH ROAD
- DOUBLE BEDROOM
- KITCHENDINER