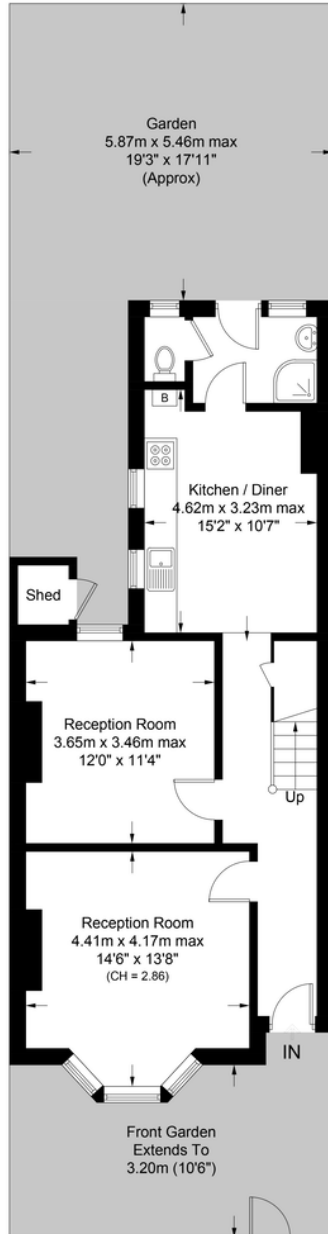## Hornsey Road, N7 6RA

£900,000 Freehold

This charming Victorian terrace is returning to the sales market for the first time since 1968. The 4-bedroom house would benefit from some renovation and modernisation, but this is reflected in the attractive asking price. Offering 1,311 square feet of living space, this end-of-terrace property compromises three double bedrooms, one further bedroom, two large receptions, a family bathroom, downstairs toilet and an eat-in kitchen leading to a private rear garden.

With its close proximity to Seven Sisters Road, the house benefits from easy access to bus routes and the shops, cafes, bars, restaurants and
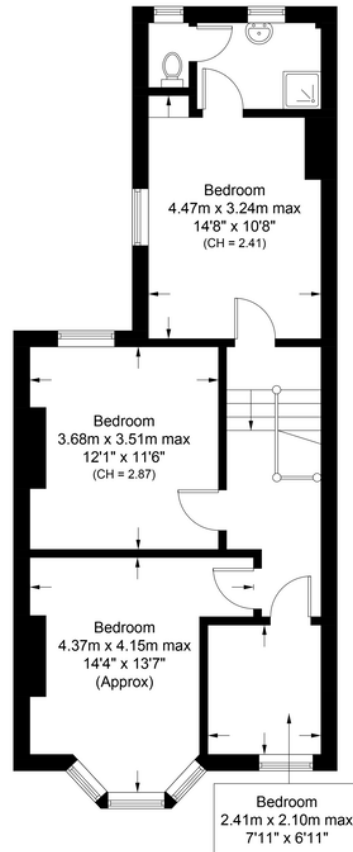
- 1311 sq ft / 121.8 sq m
- 4 bedrooms
- Victorian terrace
- Fantastic renovation opportunity
- South-facing private garden
- Two receptions
- Family bathroom
- Freehold

Archway

To arrange a viewing please contact:

Hornsey Road, N7

Approximate Gross Internal Area = 1311 sq ft / 121.8 sq m
Shed = 11 sq ft / 1 sq m
Total = 1322 sq ft / 122.8 sq m

N

Garden
5.87m x 5.46m max
19'3" x 17'11"
(Approx)

Kitchen / Diner
4.62m x 3.23m max
15'2" x 10'7"

Shed

Reception Room
3.65m x 3.46m max
12'0" x 11'4"

Up

Reception Room
4.41m x 4.17m max
14'6" x 13'8"
(CH = 2.86)

IN

Front Garden
Extends To
3.20m (10'6")

Ground Floor

Bedroom
4.47m x 3.24m max
14'8" x 10'8"
(CH = 2.41)

Bedroom
3.68m x 3.51m max
12'1" x 11'6"
(CH = 2.87)

Bedroom
4.37m x 4.15m max
14'4" x 13'7"
(Approx)

Bedroom
2.41m x 2.10m max
7'11" x 6'11"

First Floor

RICS Certified Property Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1058410)

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The Property Ombudsman

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		