

HUNTERS®

HUNTERS®
HERE TO GET *you* THERE

 3  2  2  

Station Crescent, London, N15

Asking Price £750,000



Set on the sought after Station Crescent in N15, is this well presented three bedroom terraced period property.

Boasting two well proportioned reception rooms, three good sized bedrooms, ground floor shower room while the rear extension creates an extra space attached to the rear kitchen and dining area with direct access to the garden.

The home further benefits from a first floor utility room and a thoughtfully designed loft extension, adding an additional bedroom and a third bathroom enhancing the overall convenience of the property. The rear garden provides an outdoor retreat, perfect for relaxing or hosting during warmer months.

Perfectly positioned, the property is just a 7 minute walk from the award winning Downhills Park and only 5 minutes from Chestnuts Park, offering excellent green spaces nearby.

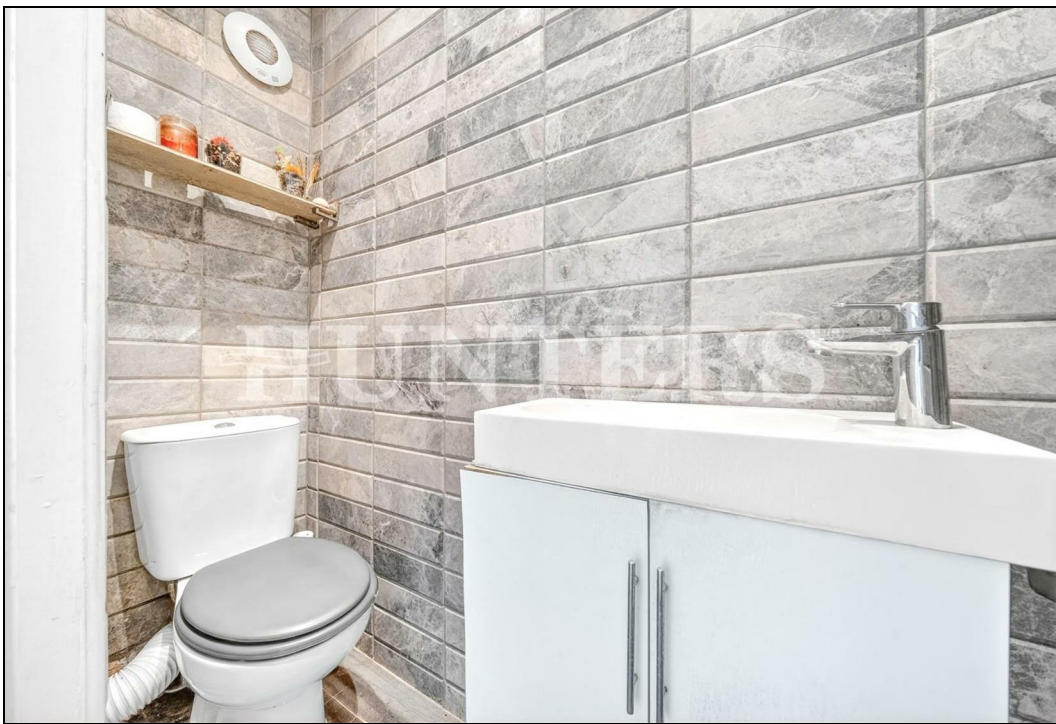
Commuters will appreciate the convenient access to Turnpike Lane and Seven Sisters Underground stations, while the vibrant shops, cafés, and amenities along West Green Road are within easy reach. The area is also well regarded for its education options, with the outstanding Harris Academy Primary School and Park View Secondary School located close by, making this an ideal family home in a thriving North London neighbourhood.



KEY FEATURES

- Freehold
- Three double bedrooms
 - Loft Conversion
 - W/C on every level
- Close to Downhills Park & Chestnuts Park
- Walk to Seven Sisters
 - EPC C
- Council tax band C

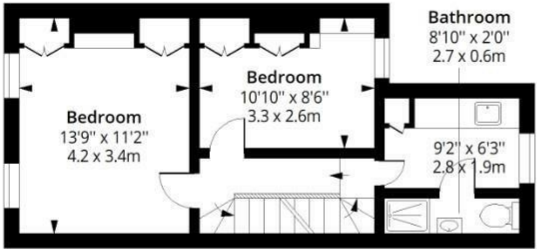
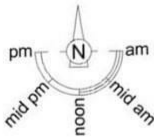






Station Crescent N15

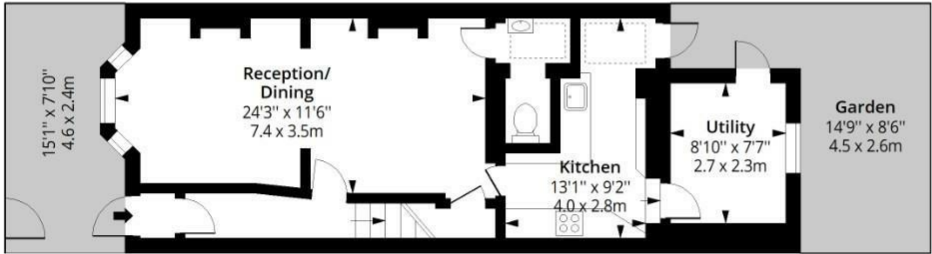
Approximate Gross Internal Area = 1312 Sq Ft - 121.88 Sq M
Approximate Gross Eaves Storage Area = 43 Sq Ft - 3.99 Sq M



First Floor
Floor Area 413 Sq Ft - 38.37 Sq M



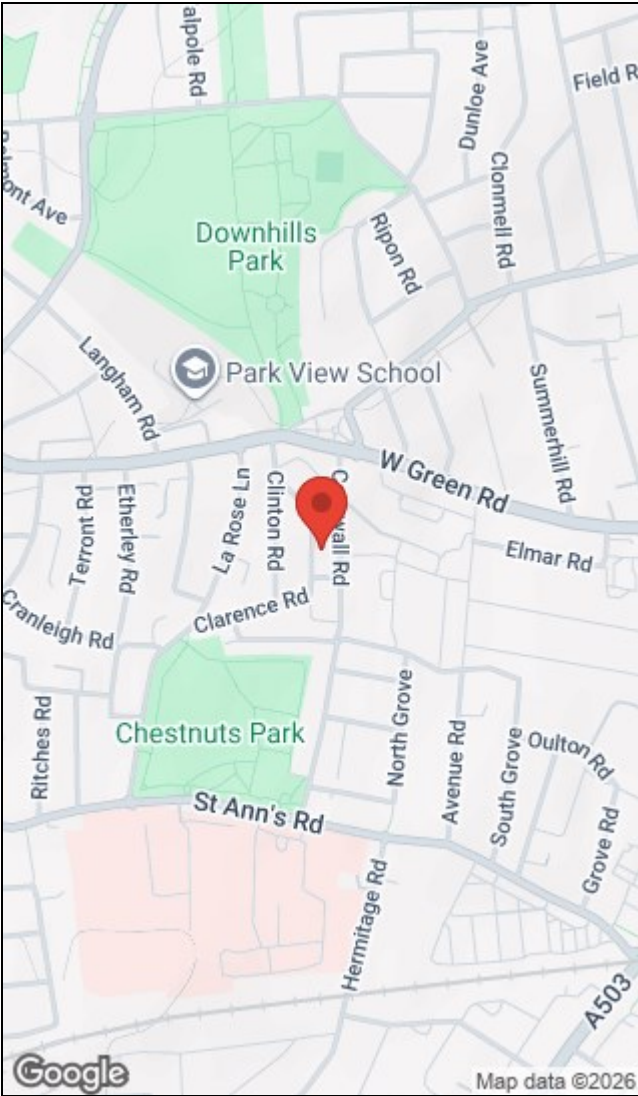
Second Floor
Floor Area 325 Sq Ft - 30.19 Sq M



Ground Floor
Floor Area 574 Sq Ft - 53.32 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

284 High Road, Tottenham, London, N15 4AJ | 0208 261 7570
tottenham@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Alexander Williams Ltd : Registered Address: 284 High Road, London, England, N15 4AJ : Registered Number: 10411714 England and Wales : VAT No: 255 9446 70 with the written consent of Hunters Franchising Limited.