
HUNTERS®
HERE TO GET you THERE
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Philip Lane, London, N15

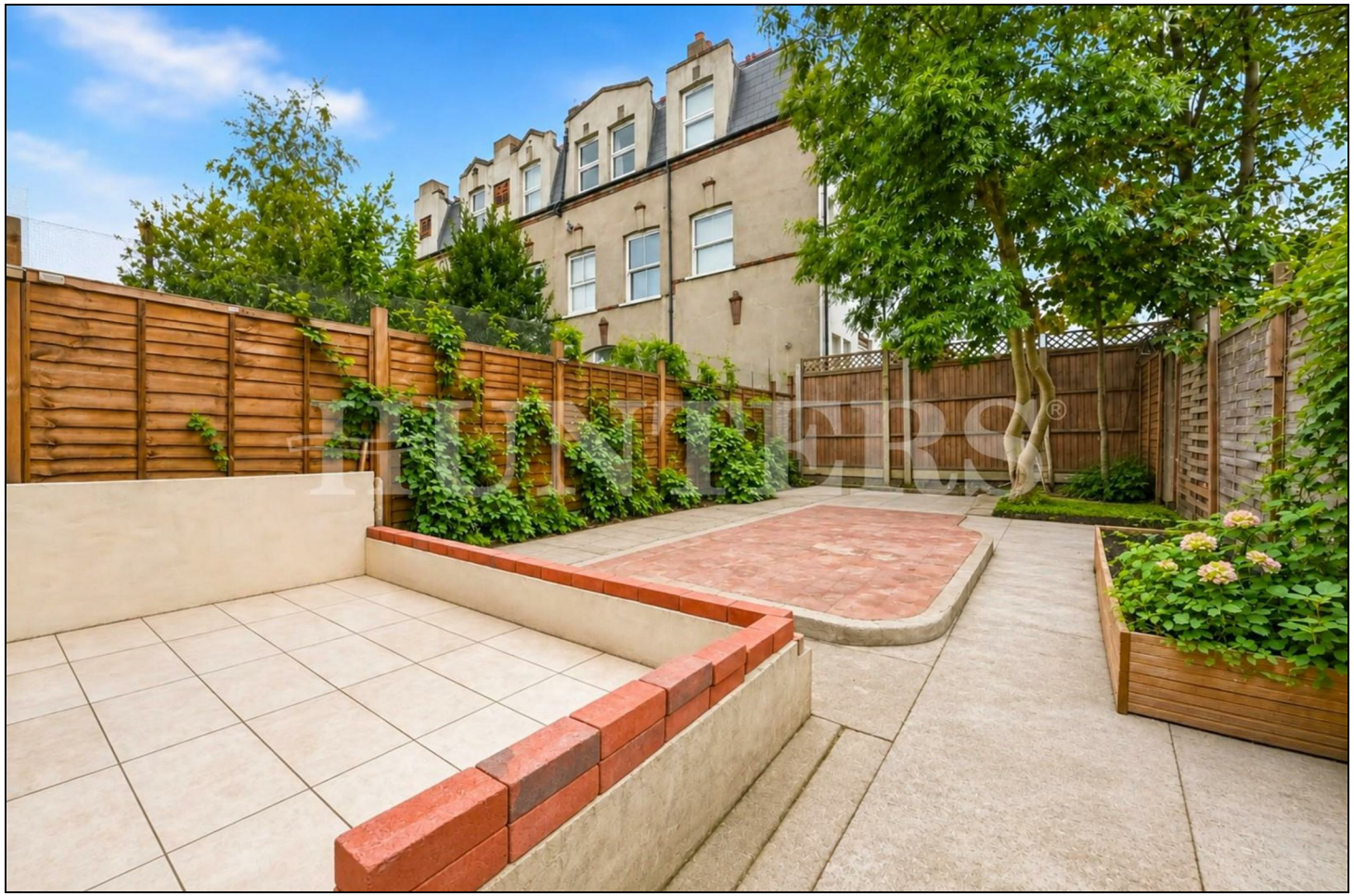
Asking Price £800,000

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This four bedroom period house on Philip Lane, N15, offers well proportioned accommodation arranged over two floors spanning 120 sqm, combining traditional character with practical modern living. The property comprises three generous double bedrooms and a further single bedroom, together with a family bathroom on the first floor and a convenient shower room on the ground floor. To the rear, a ground floor extension provides valuable additional living space, while period ceiling features add character and charm throughout the home.

The property also offers excellent potential for further enlargement, subject to the necessary planning consents, with scope to extend into the loft and potentially further to the rear. The location is particularly appealing for families and commuters, with Seven Sisters Underground and Overground Station providing access to the Victoria Line and wider rail network, while Turnpike Lane Underground Station is also within easy reach. Seven Sisters offers particularly convenient access into Central London, with journey times to King's Cross St Pancras and Oxford Circus generally around 10 -15 minutes by Underground.

For outdoor space, residents are well placed for some of the area's most popular green spaces, including Downhills Park and the extensive Lordship Recreation Ground, both offering open lawns, children's play areas and recreational facilities. The property is also well positioned for local schooling, including Harris Primary Academy Philip Lane, which is rated Outstanding by Ofsted following its 2024 inspection, and St John Vianney RC Primary School, also rated Outstanding in its latest Ofsted inspection. Together with excellent transport links, plentiful green space and further potential for extension, this makes the property an appealing opportunity for families looking to establish themselves in this popular North London location.



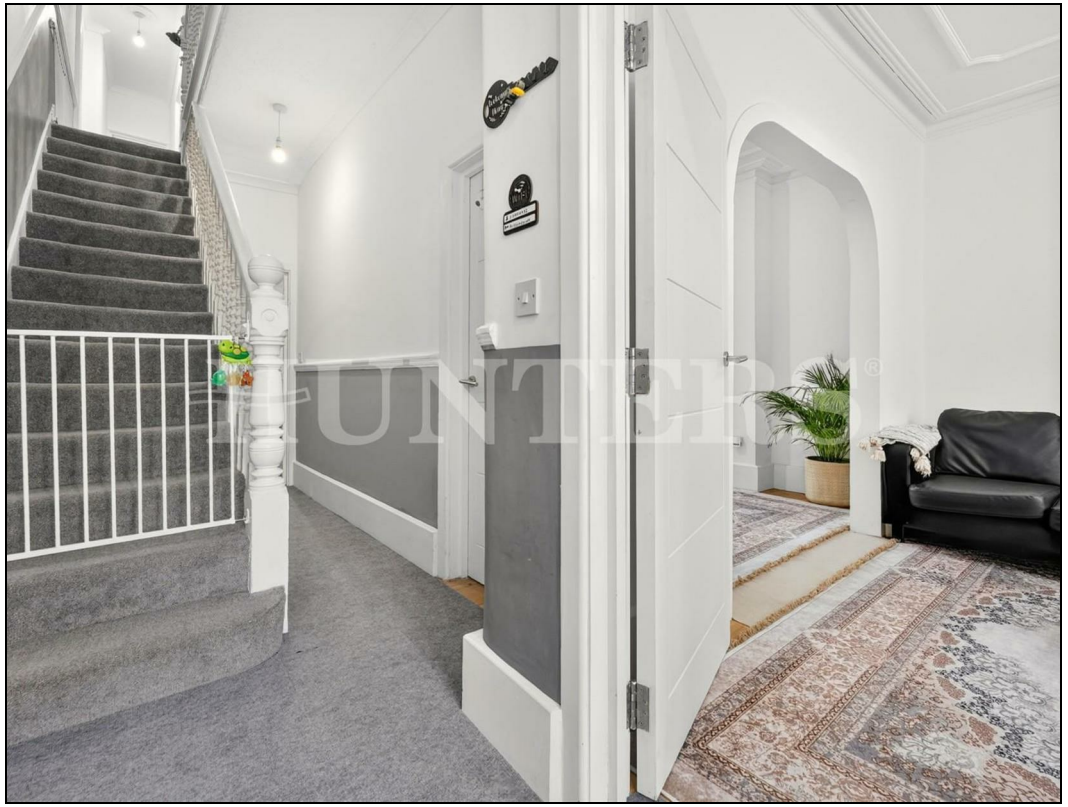
KEY FEATURES

- Potential to extend further (STPP)
- Period property
- Four bedrooms
- Freehold
- Close to Downhills Park, Lordship Recreation Ground
- Within 10 mins of underground stations & outstanding rated schools
- Two bathrooms
- EPC - C

















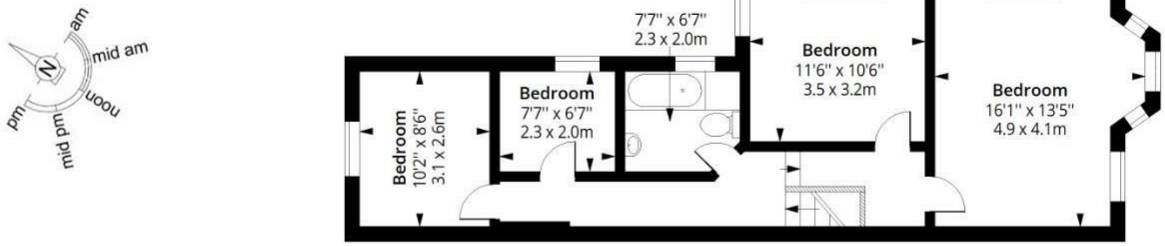






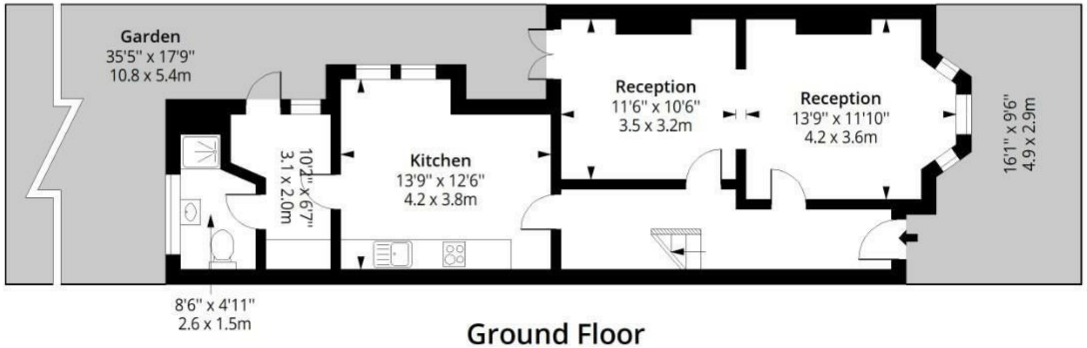
Philip Lane N15

Approximate Gross Internal Area = 1310 Sq Ft - 121.70 Sq M



First Floor

Floor Area 653 Sq Ft - 60.66 Sq M



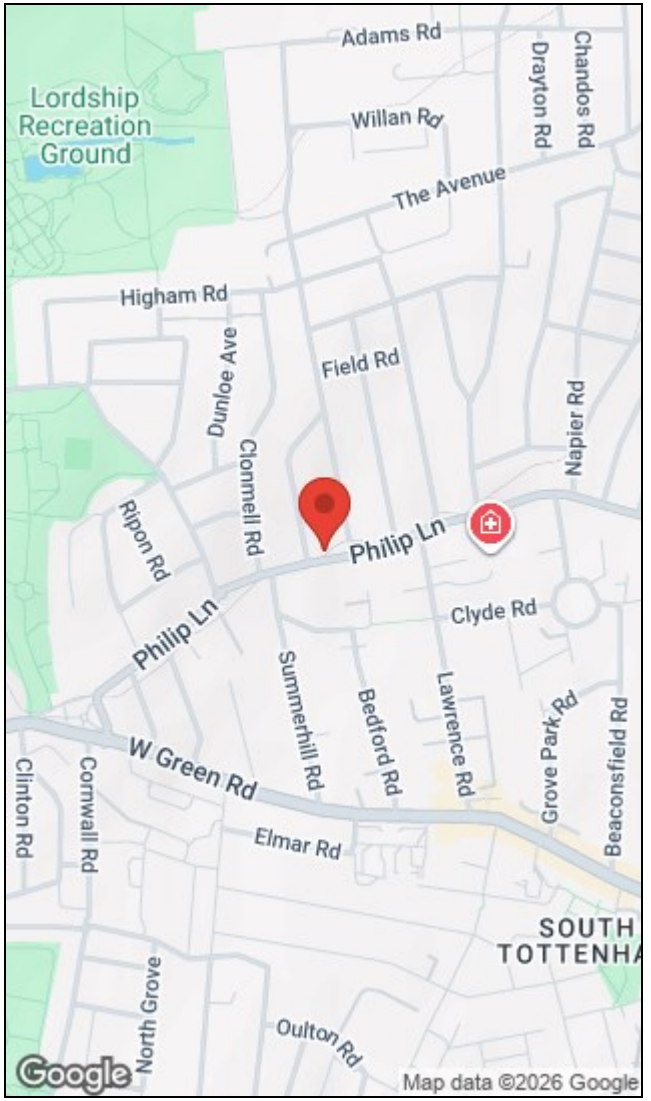
Ground Floor

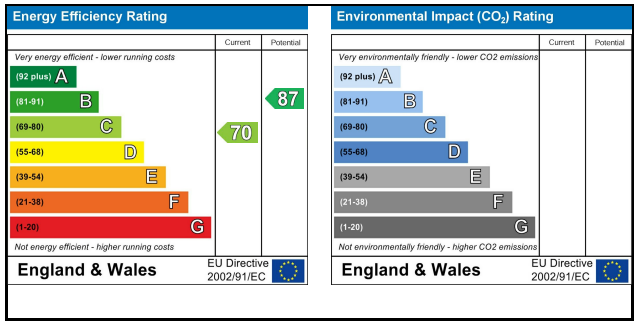
Floor Area 657 Sq Ft - 61.04 Sq M

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RICS Certified Property Measurer

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.





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The Property Ombudsman

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