

**P** Resident  
permit  
holders  
only  
Mon - Sat  
8 am - 6.30 pm

Seymour Road, Harringay, N8 0BE

PER MONTH  
£3,000 Per  
Month

 **Coultons**

## PROPERTY SUMMARY

A beautifully presented three double bedroom, double-bayed terraced house arranged over three floors, ideally situated on the highly sought-after Harringay Ladder, offering convenient access to excellent local amenities and transport links.

The property boasts a spacious open-plan reception area complemented by a contemporary fitted kitchen featuring granite work surfaces and integrated appliances. The principal bedroom benefits from a stylish en suite, alongside a further modern family bathroom. Additional highlights include a private rear garden and off-street parking.

Seymour Road is a particularly desirable location within the Harringay Ladder, perfectly positioned for the vibrant Green Lanes shopping district, renowned for its diverse selection of restaurants, bars, and cafés. The property also offers easy access to the popular Crouch End and the open green spaces of Finsbury Park and Alexandra Park.

Transport connections are excellent, with Turnpike Lane Underground Station (Piccadilly Line, Zone 3), Manor House Underground Station (Piccadilly Line, Zone 2), Harringay Rail Station (providing direct links to King's Cross and Moorgate), and London Overground services from Harringay Green Lanes all within easy reach.

In our opinion, this property would make an exceptional home, and early viewing is highly recommended.

3



2



1



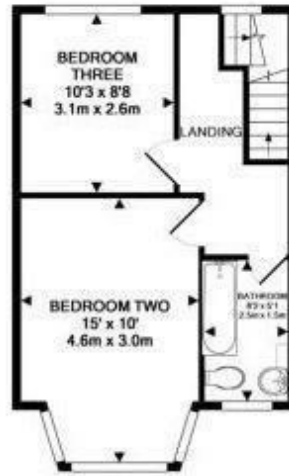








GROUND FLOOR  
APPROX. FLOOR  
AREA 366 SQ.FT.  
(34.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 356 SQ.FT.  
(33.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 246 SQ.FT.  
(22.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 967 SQ.FT. (89.8 SQ.M.)

**LOCAL AUTHORITY**

Haringey

**TENURE**

**COUNCIL TAX BAND**

E

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

26 Station Road  
North Chingford  
London  
E4 7BE

020 8090 0860  
lettings@coultons.co.uk  
www.coultons.co.uk

**OFFICE ADDRESS**

425a Lordship Lane  
Wood Green  
London  
N22 5DH

020 3869 8989  
lettings@coultons.co.uk  
www.coultons.co.uk