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St. Ann's Road, London, N15

Asking Price £700,000



Occupying an ideal position on St Ann's Road, this exceptional three bedroom period home offers over 100 sqm of beautifully presented accommodation, seamlessly blending original character with modern practicality. Rich in period charm, the property retains wooden sash windows to both the front and rear, original wooden floorboards, elegant ceiling centrepieces in the living room and a wealth of carefully preserved original features. The welcoming through lounge and dining room creates a wonderful space for both family life and entertaining, centred around a cosy wood burner stove in the living room.

The upper floors offer two well sized bedrooms, with the converted loft room currently serving as a home office. The main bedroom benefits from a walk-in wardrobe and integrated storage cupboards, while the family bathroom features a stunning freestanding period style bath, complemented by a separate shower room on the first floor, offering added convenience for busy households.

Outside, the private rear garden has a combination of lawn and decking, mature plum and cherry trees and useful storage shed complete this attractive outdoor space. Ideally situated, the property is approximately a 12 minute walk from Seven Sisters Underground and Overground stations, providing swift Victoria Line, Overground and Stansted Express services, with Oxford Circus reachable in around 15 minutes and King's Cross in approximately 10 minutes. Residents are also perfectly placed to enjoy the open green spaces of Chestnuts Park, Woodberry Wetlands, Downhills Park and Lordship Recreation Ground, all within easy walking distance, as well as the vibrant cafes, independent shops and restaurants that make this increasingly sought after North London neighbourhood.

Council tax - D
EPC - C



KEY FEATURES

- Mid terraced period property
 - Two bathrooms
 - Excellent location
- Sash windows throughout
 - Period features
 - Converted loft
- Close to Seven Sisters train station
- Close to Chesnuts Park/Downhills Park
 - EPC - C

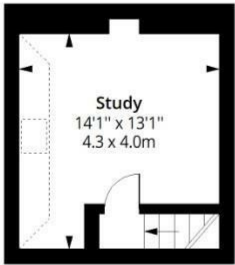
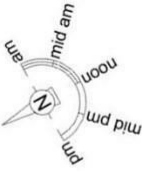






St Anns Road N15

Approximate Gross Internal Area = 1203 Sq Ft - 111.76 Sq M



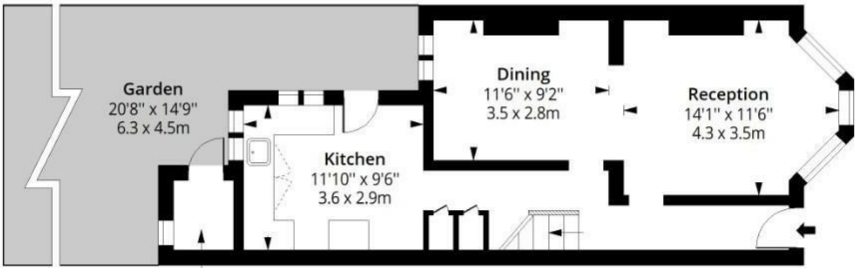
Second Floor

Floor Area 187 Sq Ft - 17.37 Sq M



First Floor

Floor Area 504 Sq Ft - 46.82 Sq M

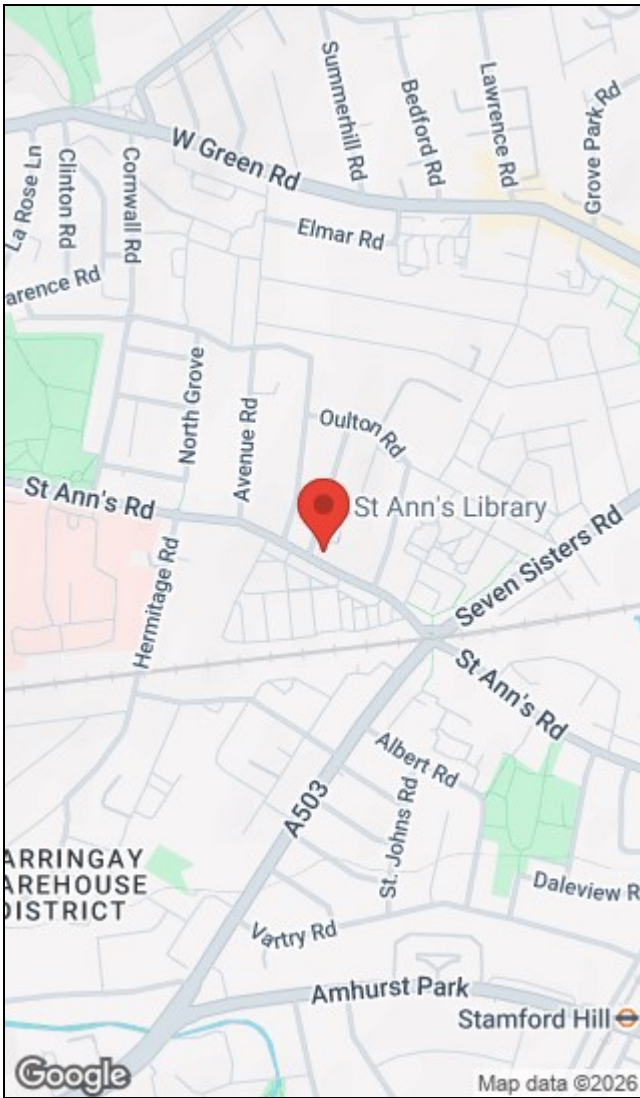


Ground Floor

Floor Area 512 Sq Ft - 47.56 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	EU Directive 2002/91/EC	83	England & Wales	EU Directive 2002/91/EC	69

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