



5 BRAMPTON ROAD LONDON, N15 3SX

£620,000

Nestled on the tranquil Brampton Road in London, this charming house presents a wonderful opportunity for those seeking a project to create their dream home. Spanning an impressive 604 square feet, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The two well-proportioned bedrooms offer a comfortable retreat, while the bathroom provides essential amenities.

This house is a blank canvas, ready for a full refurbishment, allowing you to design and personalise every aspect to suit your taste and lifestyle. The generous garden is a delightful feature, providing ample outdoor space for relaxation, gardening, or entertaining during the warmer months.

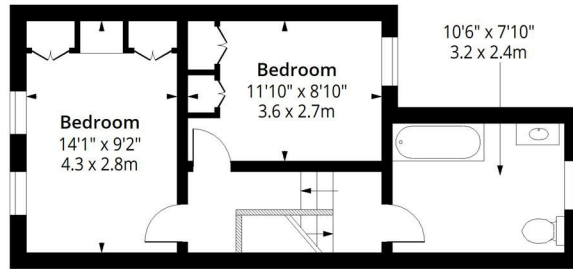
Situated in a quiet location, this property offers a peaceful environment while still being conveniently close to local amenities and transport links. The double-glazed windows enhance energy



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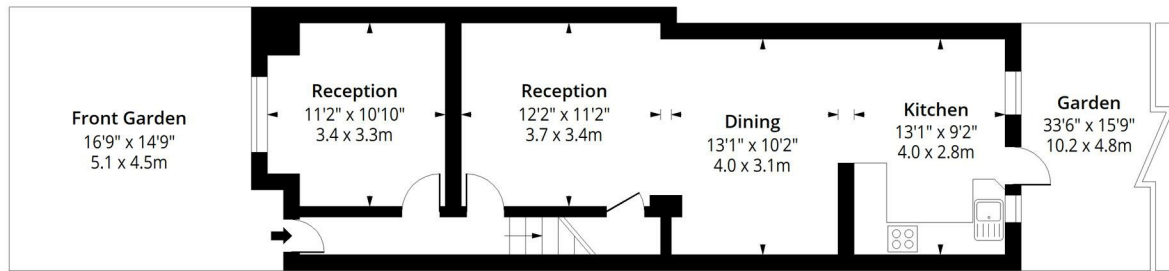
Brampton Road N15

Approx. Gross Internal Area 997 Sq Ft - 92.62 Sq M



First Floor

Floor Area 393 Sq Ft - 36.51 Sq M



Ground Floor

Floor Area 604 Sq Ft - 56.11 Sq M



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



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.

lpaplus.com

Date: 21/4/2026

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

Lettings - Guaranteed Rent
 400-402 West Green Road
 London
 N15 3PX

020 8365 8877
 info@starestates.com



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