



**Loobert Road, London, N15 4LQ**

**welcome to**

**Loobert Road, London**

Barnfields are delighted to offer this late Victorian house of charm and character in a most sought after cul-de-sac, in N15's Conservation Area, midway between Bruce Grove and Seven Sisters Rail Stations. Local shops on High Road and Tottenham Green Swimming Pool and Fitness Centre are within walking distance. The deceptively spacious accommodation requires some modernisation but offers excellent potential to the discerning purchaser.

Features include:-





### Entrance Hall

Laminate floor, radiator.

### Lounge

13' 3" into bay x 10' 8" ( 4.04m into bay x 3.25m )

Shutters to bay, laminate floor, original cast iron fireplace with tiled slips and mantel surround.

### Dining Room

11' 7" x 11' 6" ( 3.53m x 3.51m )

Laminate floor, radiator, storage cupboard and separate understairs storage cupboard.

### Kitchen

8' 6" x 7' 10" ( 2.59m x 2.39m )

Base units with worktops, stainless steel sink units, matching wall cabinets, wall mounted Vaillant combination gas central heating boiler, ceramic tiled floor, door to garden.



### First Floor

#### Landing

Split level landing, stripped floor, access to loft.

#### Bedroom One (front)

14' 4" x 11' ( 4.37m x 3.35m )

Stripped floor, radiator, built-in wardrobe cupboard, fireplace (boarded up).

#### Bedroom Two

11' 8" x 8' 6" ( 3.56m x 2.59m )

Stripped floor, radiator, built-in wardrobe cupboard, fireplace (boarded up).

#### Spacious Bathroom / WC

Panelled bath with mixer taps and shower attachment, shower screen, pedestal wash hand basin, low flush WC, radiator, vinyl floor.

#### Outside

#### Rear Garden

Courtyard style rear garden, brick built storage shed.



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welcome to

## Loobert Road, London

- Stripped Floors And Doors
- Gas Central Heating
- Delightful Lounge & Separate Dining Room
- No Chain
- Courtyard Style Rear Garden

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

offers in excess of

**£600,000**

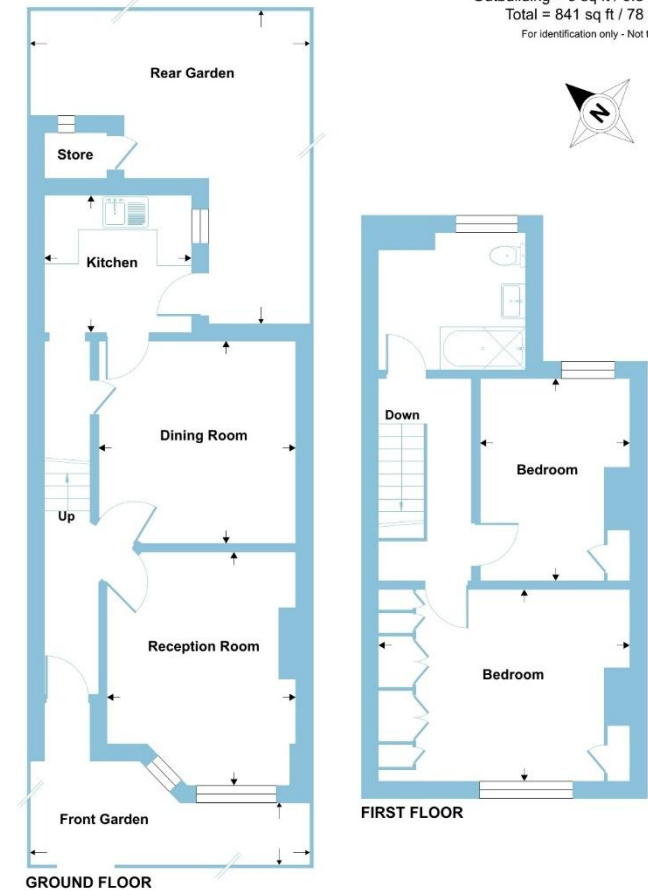


Please note the marker reflects the postcode not the actual property



## Loobert Road, London, N15

Approximate Area = 832 sq ft / 77.2 sq m  
Outbuilding = 9 sq ft / 0.8 sq m  
Total = 841 sq ft / 78 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Barnard Marcus. REF: 1438062

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Property Ref:  
ENF105860 - 0002

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