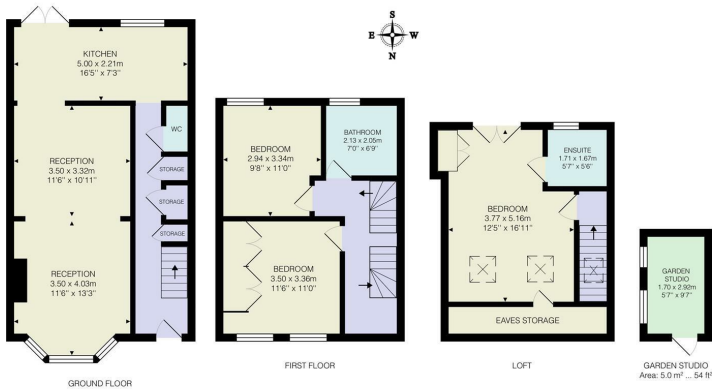




Total Area (Excluding Eaves Storage & Garden Studio): 110.4 m² ... 1189 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Reception Room
11'5" x 13'2"

Reception Room
11'5" x 10'10"

Kitchen
16'4" x 7'3"

WC

Bedroom
9'7" x 10'11"

Bedroom
11'5" x 11'0"

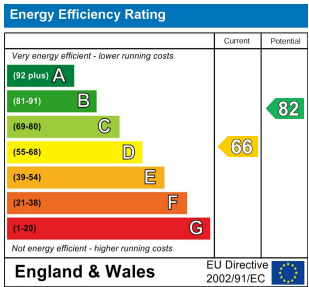
Bathroom
6'11" x 6'8"

Bedroom
12'4" x 16'11"

En Suite
5'7" x 5'5"

Garden
18'10" x 16'7"

Garden Studio
5'6" x 9'6"



CLARENCE ROAD, SEVEN SISTERS

£850,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Mid Terrace Victorian
- Approx. 1200 Square Foot
- Downstairs WC
- Short Walk to Harringay Green Lanes
- South Facing Garden
- Moments from Chestnuts Park

Located in a fantastic spot between Turnpike Lane and Seven Sisters, this charming three-bedroom Victorian home has been beautifully restored, with great care taken to blend all the lovely period features with the contemporary updates. There are two bathrooms and a WC, a glorious double-reception and a converted loft, while on the outside the 1,200 square foot property benefits from a south-facing garden with a studio at the rear.

REQUEST A VIEWING
0203 143 1433

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0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

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hello17@stowbrothers.com
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E18 & IG8
hello18@stowbrothers.com
0203 369 1818

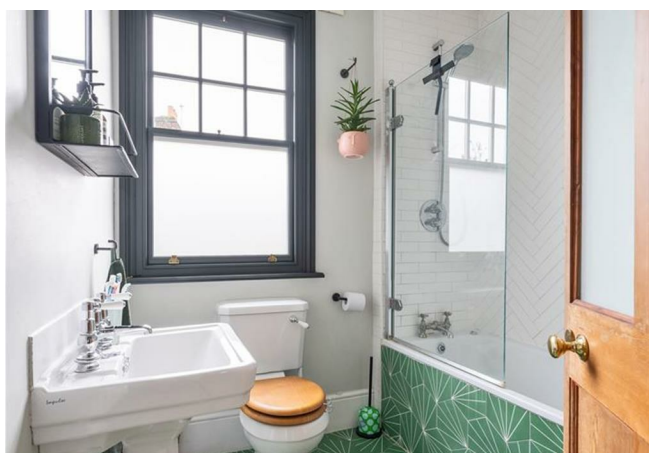
E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE.....

Behind that handsome brick frontage, your spotlessly decorated double-reception is bursting with light. From the custom shutters to the column radiators and the timber beam to the sash windows, every inch has been considered, with the wood burning stove as the focal point. This attention to detail has also been applied at the rear in the charming kitchen where you can enjoy an abundance of natural light, as well as the pristine units and appliances. There's a handy WC alongside convenient storage off the immaculate hallway, but the star attraction for guests will be your charming garden which has a summerhouse at the rear. As it's south-facing, you can enjoy optimum rays, so it'll be a joy to relax on the decked patio come BBQ season.

Upstairs, you'll find a gorgeously designed family-sized bathroom with a fantastic contrast in tiling and vintage-style fittings, while the two bedrooms are just as pristine, each with immaculate decor. Up in the converted loft, you have your spotless master, which has eaves storage, a Juliet balcony and a stunning en-suite

complete with a freestanding tub.

As for the location, it's brilliantly positioned between Turnpike Lane and Seven Sisters stations, giving you the choice of the Victoria line or Piccadilly line, as well as several convenient bus routes. You've got some fantastic food and drink-based perks in the area, too, including The Palm, a traditional gastro pub that serves up great Sunday roast. To the south you also have the glorious Finsbury Park, with its expansive lawns, playgrounds and summer series of epic gigs, while Chestnuts Park is even nearer.

WHAT ELSE?

- Parents will be pleased to find several popular primary and secondary schools in the area.
- You've got some excellent choice of eateries to dine-in or enjoy a takeaway from. Not sure where to start? Make Turkish restaurant Gökyüzü your first stop, 12 minutes on foot.
- Drivers can be on the North Circular in about 15 minutes.



A WORD FROM THE OWNER.....

"We love the house so much and have spent a lot of time trying to make it even nicer than it already was. The local area is brilliant for both young couples and families too. We've benefitted from the warmest of street communities where everyone is friendly and laid back.

The park is literally just around the corner, a 1 minute walk (if that!)-and there's another bigger park about 3 minutes walk away too. There's a number of coffee houses nearby such as Perkyn's or Fork & Green. All about a 3 minute walk. Walking a little further, you'll find yourself on Green Lanes where there's plenty of restaurants (we like Dusty Knuckle for their Cinnamon Buns and freshly baked breads and foccaccias).

And not much further than that-you'll find Sainsbury's, Gyms and anything else one might need to make their way through the London week."

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