



Roslyn Road

N15 5ES

Guide Price £475,000



- Chain free
- Two double bedroom flat with garden
- Private entrance with downstairs foyer
- Built-in storage in both bedrooms
- Over 600 sqft loft with conversion potential (STPP)
- 3 minute walk to Seven Sisters station (Victoria Line & National Rail)
- Over 650 sqft of internal space
- Quiet residential road
- Two fireplaces including a wood burner
- Guide priced

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VIEWINGS ON SATURDAYS BETWEEN 11-1pm

CHAIN FREE

GUIDE PRICE - £450,000-£475,000

Positioned at the end of an attractive period terrace on Roslyn Road, this well presented two bedroom top floor flat offers a rare combination of character, privacy and outdoor space. Accessed via its own private entrance, the property enjoys a sense of independence rarely found in similar home. It comes with a useful downstairs foyer providing space for coats and shoes, with the main living area and bedrooms situated upstairs.

Inside, the flat features a bright reception room with period character, generous proportions and excellent natural light. The property retains many original features, including a wood-burning stove within the original fireplace recess, adding warmth and charm.

Both bedrooms are well sized doubles with built-in storage, complemented by a stylish family bathroom. Being positioned on the top floor, with double glazing throughout, enhances the sense of peace and privacy.

A particular highlight is the private garden, offering a valuable outdoor retreat ideal for relaxing or entertaining, and also benefitting from a secure bike shed for convenient outdoor storage.

The property also benefits from sole access to over 600 sqft of loft space above, offering excellent potential for future conversion subject to the necessary permissions.

Roslyn Road is a quiet residential street, yet also just a three minute walk from Seven Sisters station, providing Victoria Line and National Rail connections, with journeys to King's Cross and Oxford Circus taking around fourteen minutes. The green open spaces of Downhills Park and Lordship Recreation Ground are also nearby, along with the shops and cafés of West Green Road.

Lease length: 104 years

Service charge: £678 p/a

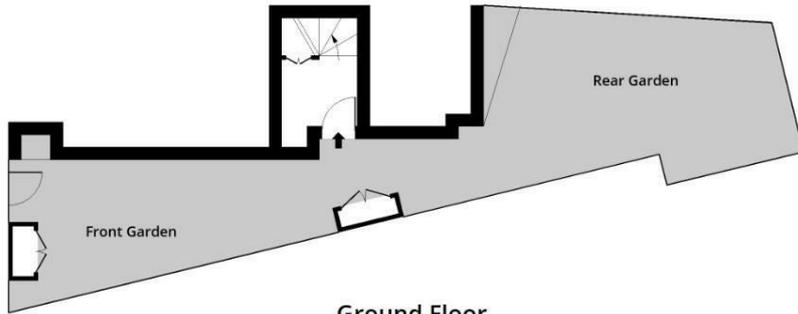
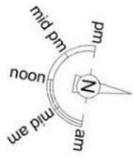
Agent note: Loft space is not demised within the lease, however is available for purchase separate and would need to be dealt with through the freeholder

Tel: 0208 261 7570

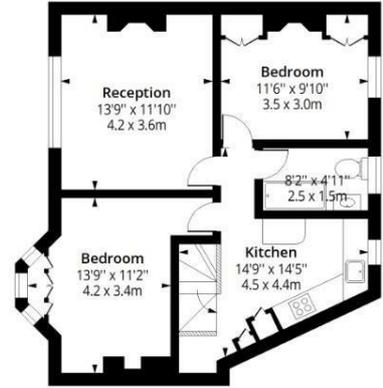
Floorplan

Roslyn Road N15

Approximate Gross Internal Area = 699 Sq Ft - 64.94 Sq M



Ground Floor
Floor Area 54 Sq Ft - 5.025sq M



Frist Floor
Floor Area 645 Sq Ft - 59.92 Sq M

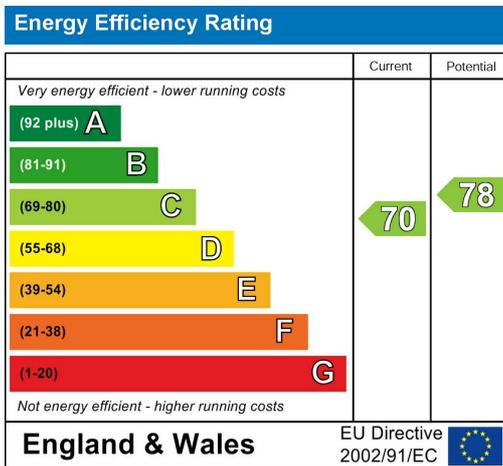


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.





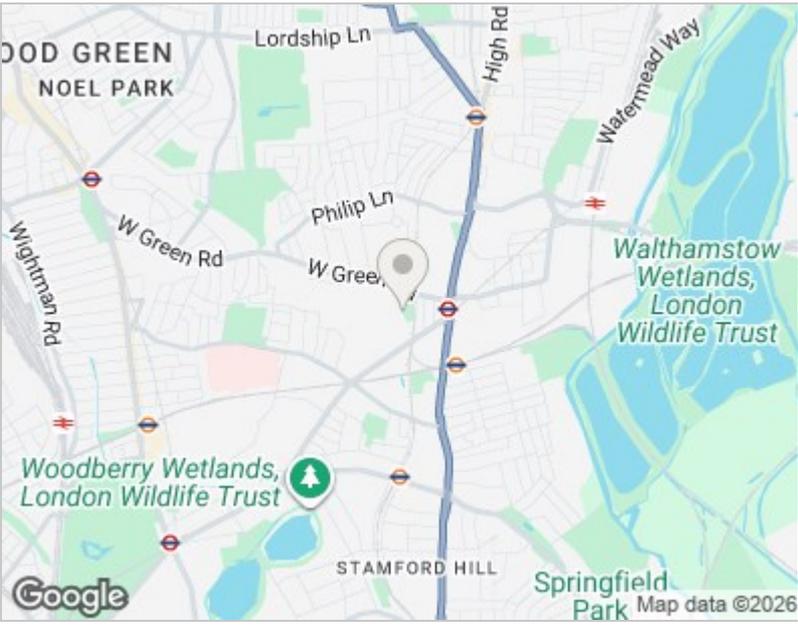
Energy Efficiency Graph



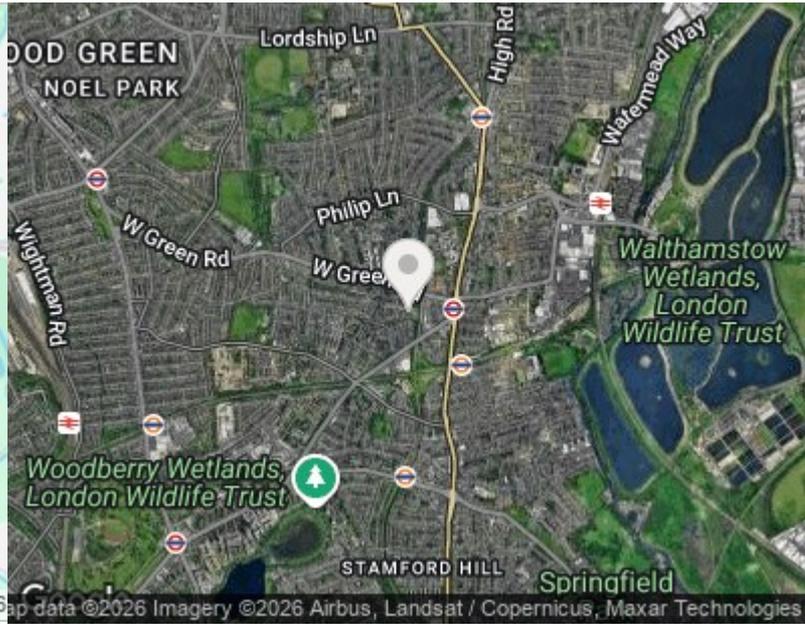
Viewing

Please contact our Hunters Tottenham Office on 0208 261 7570 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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