



**Clinton Road, N15**  
London

**£900,000**

This charming four double-bedroom end-of-terrace Victorian home is situated on Clinton Road, N15, in a convenient and well-connected location. Offered chain-free and presented in excellent order throughout, the property retains plenty of period character and charm while offering bright, spacious accommodation. It features a lovely west-facing rear garden and is close to local amenities, with Seven Sisters train station and Turnpike Lane Underground station (Piccadilly Line) both nearby.

The ground floor comprises two intercommunicating reception rooms. The front reception room has a bay window to the front elevation, while the rear reception room is currently used as a dining area and flows seamlessly into the modern kitchen. This rear space also has a door leading out to the garden, and the kitchen benefits from bi-fold doors opening directly onto the garden. There is wooden flooring throughout the ground floor, under-stairs storage, and tiled flooring in the kitchen. Double glazed windows are fitted throughout the property. There are four good-sized double bedrooms, a family bathroom and a separate shower room.

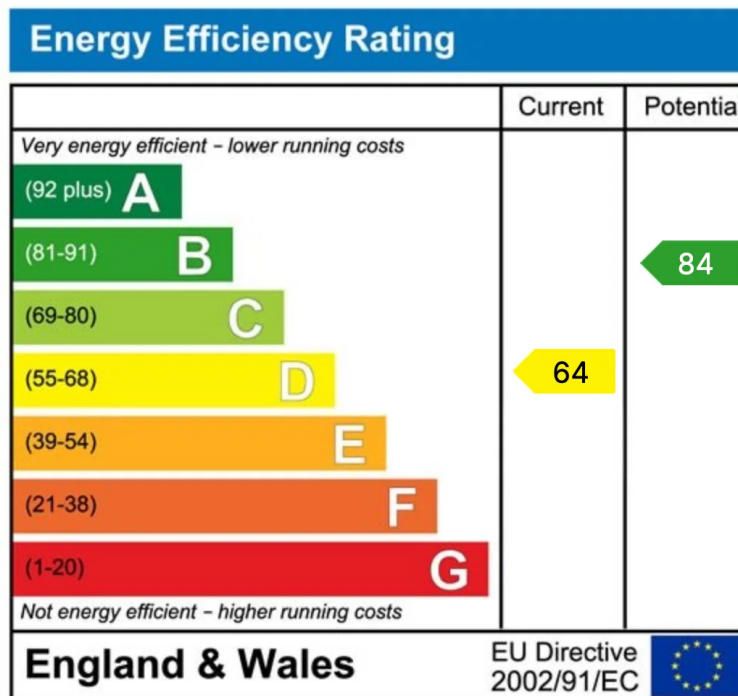
Outside, the west-facing rear garden is a lovely feature with raised planters, established plants and shrubs, plus a useful side entrance.

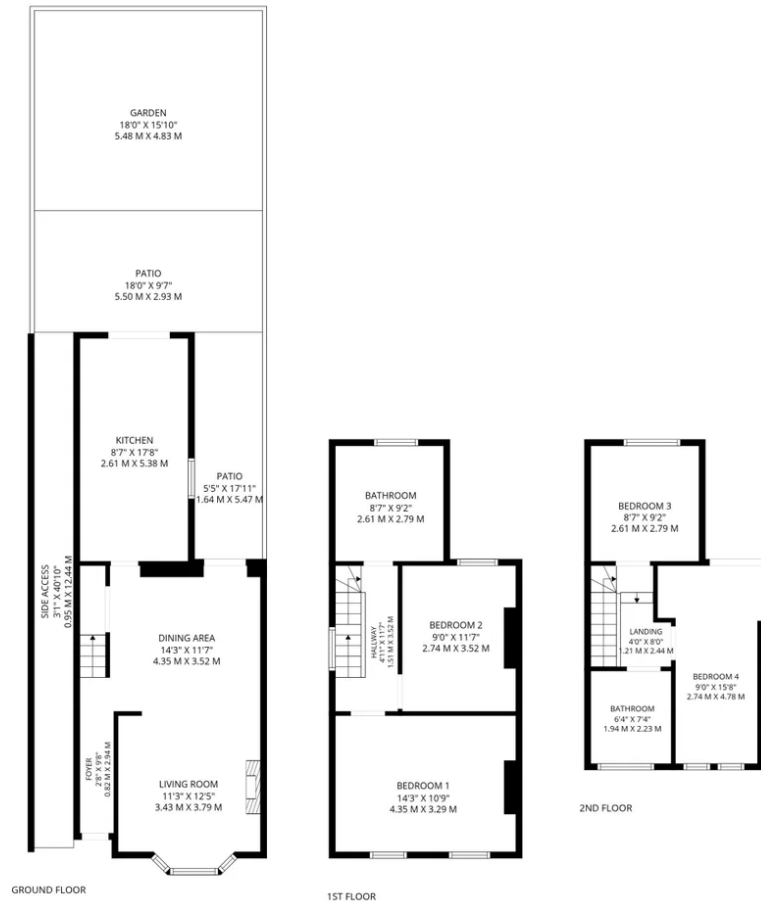




Clinton Road sits within Harringay's Low Traffic Neighbourhood, a peaceful residential pocket positioned between Chestnuts Park and Downhills Park. The area has a strong sense of community with excellent local amenities including independent cafés, pubs and restaurants. Transport connections are excellent, with Seven Sisters (Victoria Line), Turnpike Lane and Manor House (Piccadilly Line) all within easy reach. There are also a number of well-regarded primary and secondary schools in the immediate area.

A charming four-bedroom Victorian family home with period features, a west-facing garden and excellent transport links in a prime N15 location – early viewing is highly recommended.





**Total: 1152 sq. Ft, 108 m2**

Ground Floor: 479 sq. Ft, 45 M2, 1st Floor: 404 sq. Ft, 38 M2, 2nd Floor: 269 sq. Ft, 25 m2  
 Excluded Areas: Patio: 270 sq. Ft, 25 M2, Side Access: 127 sq. Ft, 12 M2, Bedroom 4: 13 sq. Ft, 1 M2,  
 Low Ceiling: 12 sq. Ft, 1 M2, Walls: 164 sq. Ft, 15 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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