



**Tottenhall Road, London N13 6HY**

## ***welcome to*** **Tottenham Road, London**

An exceptionally spacious 4–5-bedroom Edwardian home, extended and enhanced by the current owner to offer outstanding and flexible living space and create a wonderful family home located in a quiet and convenient location.

The focus on the ground floor is a large modern kitchen diner, which opens on to the living room, a modern bathroom and access to the garden. There is also another large reception that could be used to provide a 5th bedroom.

The first-floor benefits from three double bedrooms and a family bathroom, whilst the upper floor offers a large reception and additional shower room.

Tottenham Road is situated moments away from the vibrant Green Lanes, with its diverse array of shops, bars, cafes, restaurants & patisseries, and easy access to Palmers Green.

The location is close to the popular Oakthorpe Primary school, Tottenham Infant school and St. Michael at Bowes Church of England school.

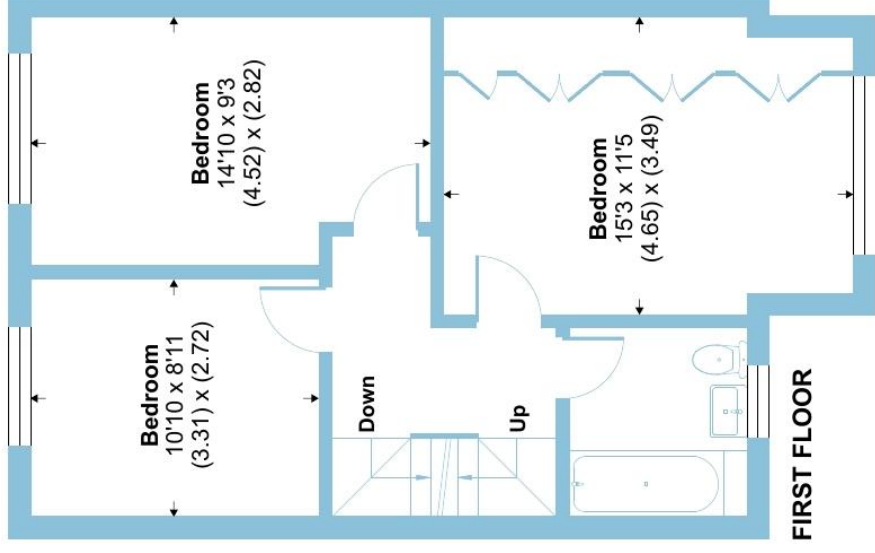
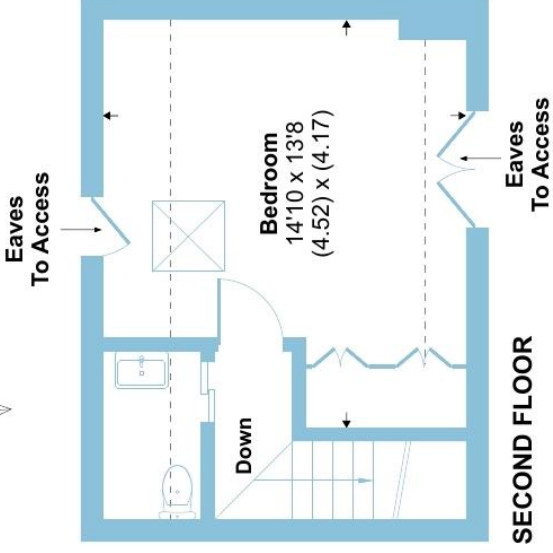
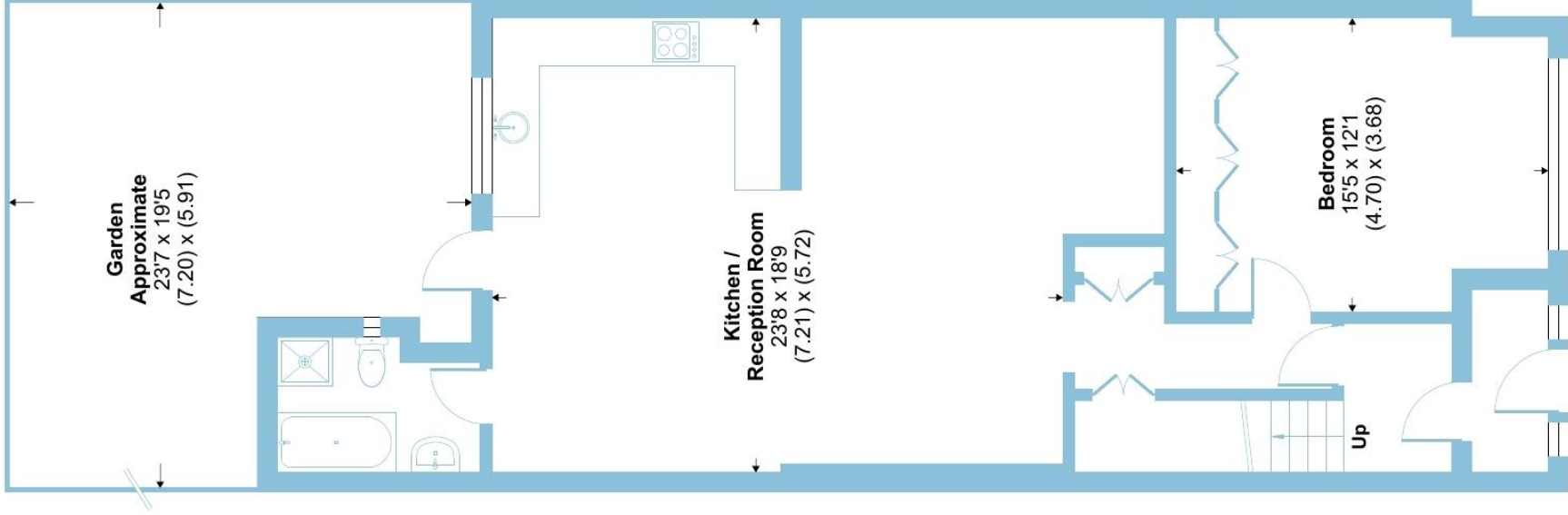
Convenient transportation options include the nearby Palmers Green & Bowes Park Railway Stations (direct to Moorgate), along with Wood Green Tube Station (Piccadilly Line). Additionally, regular bus routes are also accessible close by.



# Tottenham Road, London, N13

Approximate Area = 1597 sq ft / 148.4 sq m  
Limited Use Area(s) = 69 sq ft / 6.4 sq m  
Total = 1666 sq ft / 154.8 sq m

For identification only - Not to scale



## GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
Produced for Barnard Marcus. REF: 1353125



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**welcome to**

## **Tottenham Road, London**

- Two to Three Reception Rooms
- Large Kitchen/Diner
- Four to Five Double Bedrooms
- Two Bathrooms
- Chain Free

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

**£850,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MUH106278 - 0002

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