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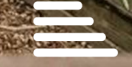
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Roslyn Road, London, N15

Guide Price £475,000



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.

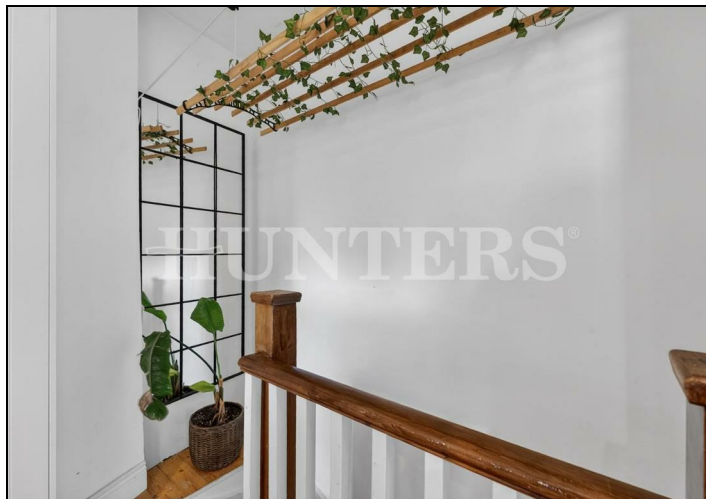
Lease length: 104 years
Service charge: £678 p/a

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



KEY FEATURES

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

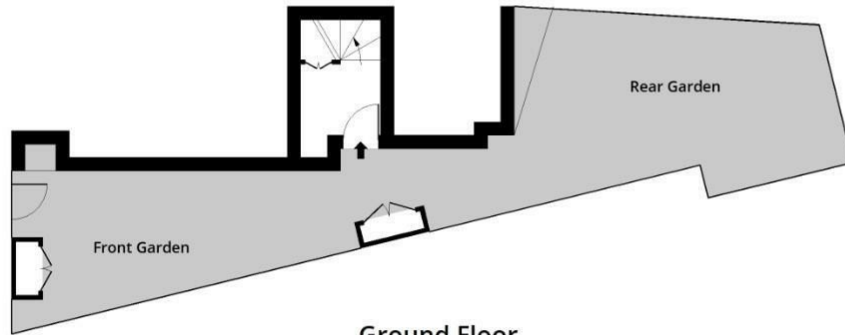
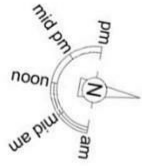




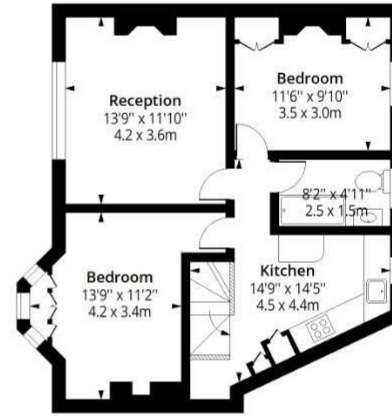


Roslyn Road N15

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

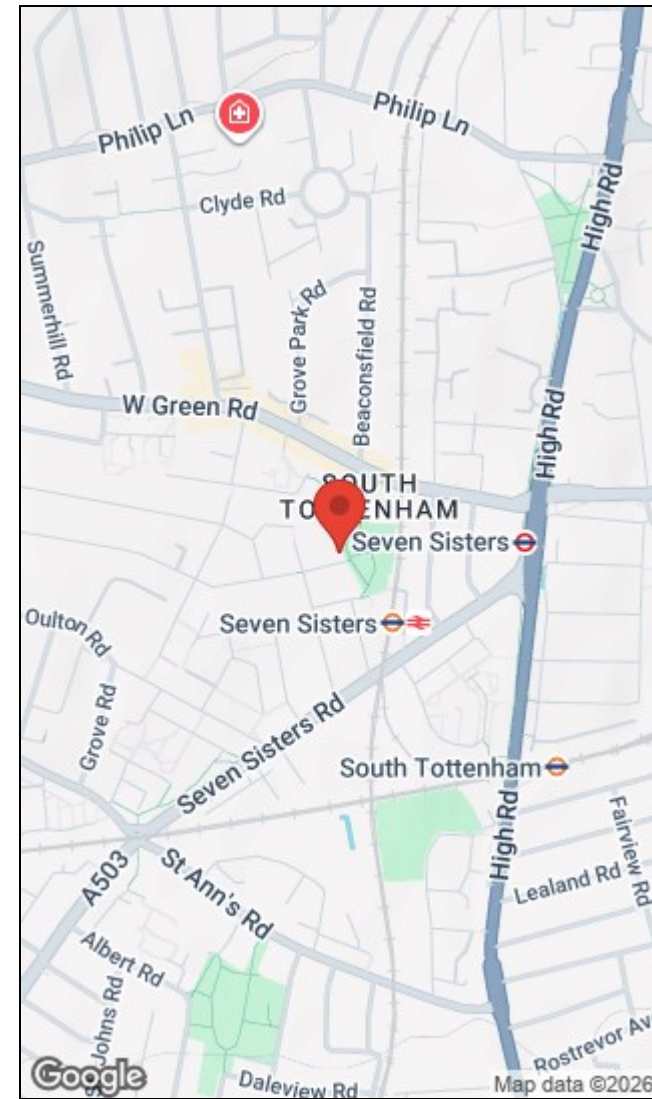


Ground Floor
Floor Area 54 Sq Ft - 5.02sq M



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 Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	70 → 78
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

284 High Road, Tottenham, London, N15 4AJ | 0208 261 7570
tottenham@hunters.com | www.hunters.com



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