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Wightman Road,
London

Offers In Excess Of
£585,000

Tenure : Share of Freehold

Floor Area : 887.30 sq ft

Local Authority : Haringey

Council Tax Band : C

Bedrooms : 2

Receptions : 2

Bathrooms : 1



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Churchill Estates are pleased to bring to market this spacious two double bedroom ground floor garden flat located in the heart of Hornsey.

Offering bright and well proportioned accommodation throughout and arranged over two levels to provide a unique and versatile layout ideal for modern day living. Rear extended to create additional living space, this beautifully presented home offers generous accommodation throughout with a superb balance of character and practicality.

Upon entering you are immediately welcomed by the bright and airy feel created by the high ceilings and abundance of natural light throughout. To the right of the entrance hall are two well proportioned double bedrooms and the family bathroom, with the main bedroom benefitting from an attractive bay window.

To the left of the entrance hall steps lead down into the heart of the home where you will find a stunning open plan living arrangement perfectly designed for entertaining and everyday family life. The stylish kitchen features a bay window and central island, creating an excellent social space with plenty of natural light. The accommodation then flows seamlessly into a spacious dining area and generous lounge to the rear, complete with impressive bi-fold doors opening directly onto the garden.

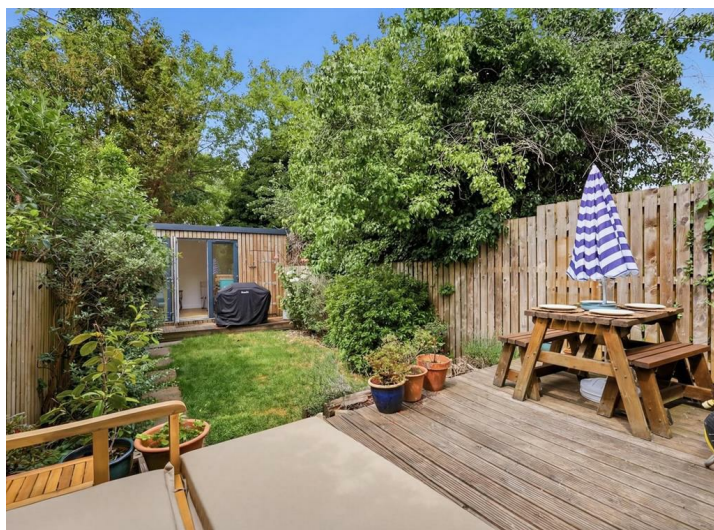
Externally the property benefits from a private west facing rear garden enjoying plenty of afternoon and evening sunshine. The beautiful rear garden features a decking area, lawn and a highly useful garden room. Making it ideal for relaxing, entertaining or working from home.

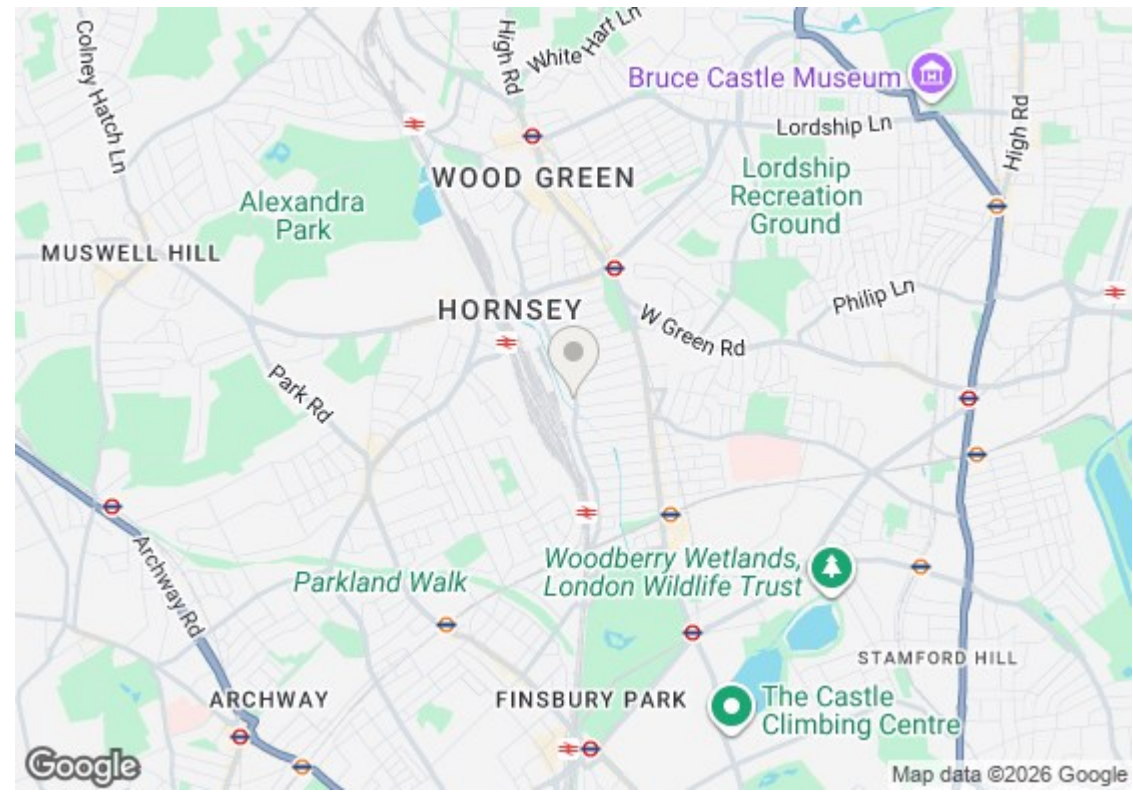
Further benefits include being sold with a share of freehold offering long term security and lower ongoing costs, as well as a complete onward chain already in place helping towards a smoother transaction process.

This home is ideally positioned for access to the vibrant amenities of both Hornsey and Crouch End, with a wide selection of independent cafes, restaurants, coffee shops and other retailers nearby. Excellent transport links include Turnpike Lane Underground Station (Piccadilly Line) and Hornsey Overground Station, providing convenient access into Central London and The City. The property also enjoys a superb setting backing onto the picturesque New River Path and canal, offering attractive waterside walks and cycling routes right on the doorstep. For those who enjoy green open spaces, both Finsbury Park and Downhills Park are within approximately a 15 minute walk, providing excellent recreational facilities and outdoor leisure opportunities.

The property is also well located for highly regarded local schools and a variety of green open spaces including Priory Park and Alexandra Palace, making it an excellent choice for both professionals and families alike.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.







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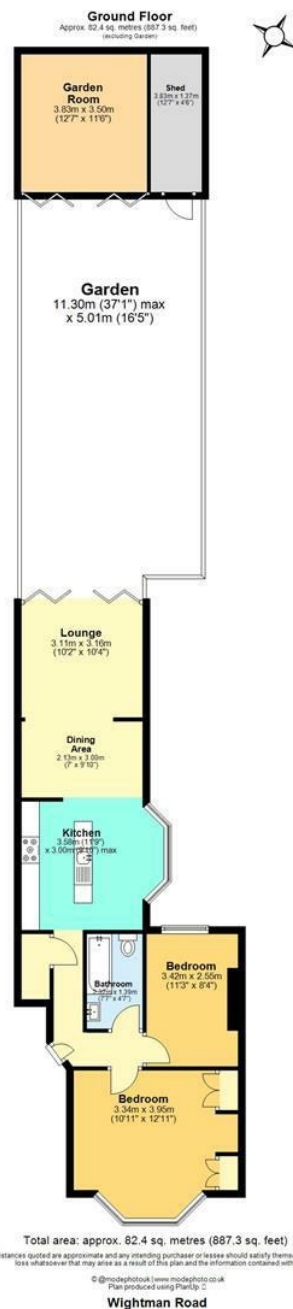
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- Spacious two double bedroom ground floor garden flat
- Extended to the rear creating an impressive open plan kitchen, dining & living space
- Two double bedrooms, with the main bedroom benefiting from an attractive bay window
- Seamless flow to a spacious living area with bi-fold doors opening onto the rear garden
- Sold with a share of freehold & a complete onward chain
- Arranged over two levels providing a unique & versatile layout
- High ceilings & large windows throughout create a bright & airy feel
- Stylish fitted kitchen with central island & bay window, forming a superb social hub
- Private west facing rear garden with decking, lawn & garden room
- Fantastic transport links & highly regarded local schools nearby

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To view call **020 8989 0011**

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