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Elmar Road, London, N15

Offers In Excess Of £800,000

GUIDE PRICE - £800,000 - £825,000

This impressive four bedroom period property has been thoughtfully enhanced and extended to both the rear and loft, creating a generous and versatile accommodation while retaining a wealth of original character and charm.

The property combines traditional period features with contemporary finishes, including wooden flooring throughout and original fireplaces retained in the main bedroom, lounge and kitchen/diner. The front of the property is further enhanced by attractive sash windows and exposed brickwork, adding to its distinctive period appeal.

The heart of the home is the stunning extended kitchen/diner, featuring a striking turquoise and off-white quartz kitchen suite, a central island providing additional preparation and entertaining space, and a skylight which floods the room with natural light. The kitchen/diner flows seamlessly through sliding doors onto the rear garden, creating an excellent space for both everyday family living and entertaining. The main bedroom also benefits from beautiful original floorboards, adding further character to the accommodation.

Externally, the property boasts a south facing rear garden, thoughtfully arranged with a combination of paved and lawned areas, offering an ideal setting for entertaining or relaxing.

The location is particularly appealing for families, with a selection of highly regarded primary and secondary schools, including outstanding Ofsted-rated Harris Primary Academy Philip Lane, St John Vianney RC Primary School and Holy Trinity CofE Primary School, alongside Gladesmore Community School and Harris Academy Tottenham for secondary education.
Residents can also enjoy the nearby green spaces of Downhills Park and Lordship Recreation Ground, while Seven Sisters Underground and Overground station and Turnpike Lane Underground station are both just within a 10 min walk away.

This property must be viewed to be appreciated further. Enquire now.

Council tax - D
EPC - C

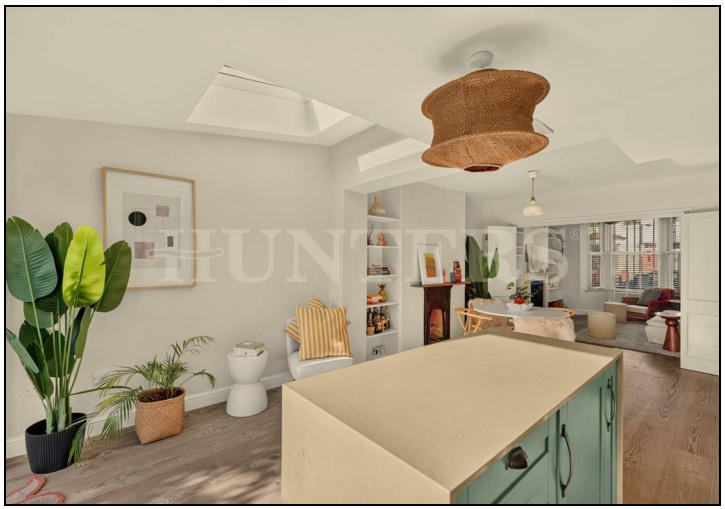


KEY FEATURES

- Four bedroom period home
- South facing garden
- Extended loft/kitchen
- Period features with contemporary finish
- Bright interiors with skylight
- Walking distance to Seven Sisters
- Excellent local schools nearby
- Council tax - D
- EPC - C

















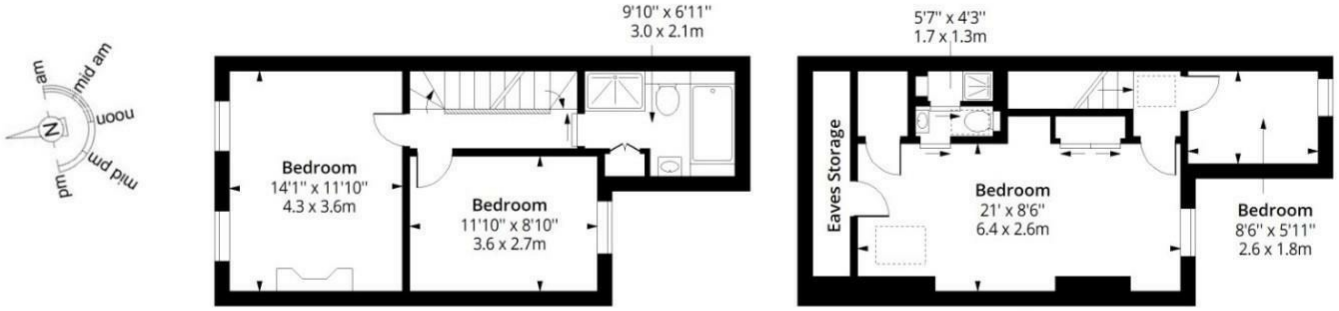






Elmar Road N15

Approximate Gross Internal Area = 1246 Sq Ft - 115.75 Sq M
Approximate Gross Eaves Storage Area = 33 Sq Ft - 3.07 Sq M



First Floor

Floor Area 410 Sq Ft - 38.09 Sq M

Second Floor

Floor Area 360 Sq Ft - 33.44 Sq M



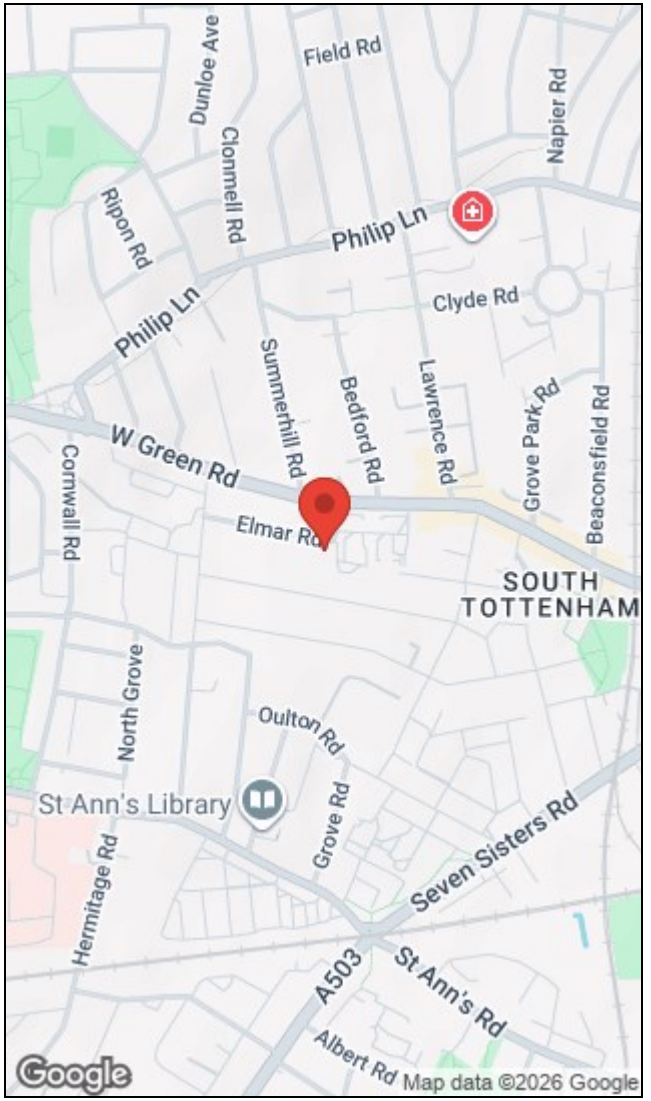
Ground Floor

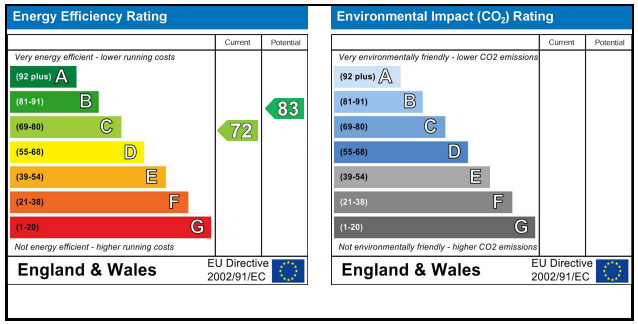
Floor Area 476 Sq Ft - 44.22 Sq M

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RICS Certified Property Measurer

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.





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The Property Ombudsman

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