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HERE TO GET *you* THERE



Crowland Road, London, N15

Asking Price £900,000



Nestled on the charming and sought after Crowland Road in N15, is this three bedroom period property. Spread across two spacious floors, the home boasts a generous reception room with high ceilings and intricate cornicing, alongside a kitchen that opens out to a private garden - ideal for entertaining or quiet evenings at home. Each of the three bedrooms offers good space, with the principal bedroom featuring bay windows and period detailing throughout.

Conveniently located just a short walk from Seven Sisters Underground and Overground stations (Victoria Line and National Rail), the property offers excellent transport links into Central London, making it an ideal choice for commuters. Local bus routes further enhance connectivity across the capital, while cycling routes nearby provide alternative green travel options. The neighbourhood has seen a rise in popularity due to its accessibility and vibrant, growing community.

Residents will benefit from a wealth of nearby amenities, including independent cafes, restaurants, and shops along West Green Road and in the nearby Stamford Hill area. The green open spaces of Downhills Park and Chestnuts Park are within easy reach, offering tranquil escapes and family friendly recreational facilities. This charming period home represents a fantastic opportunity for families or professionals seeking space, character, and convenience.

Early viewing is advised!

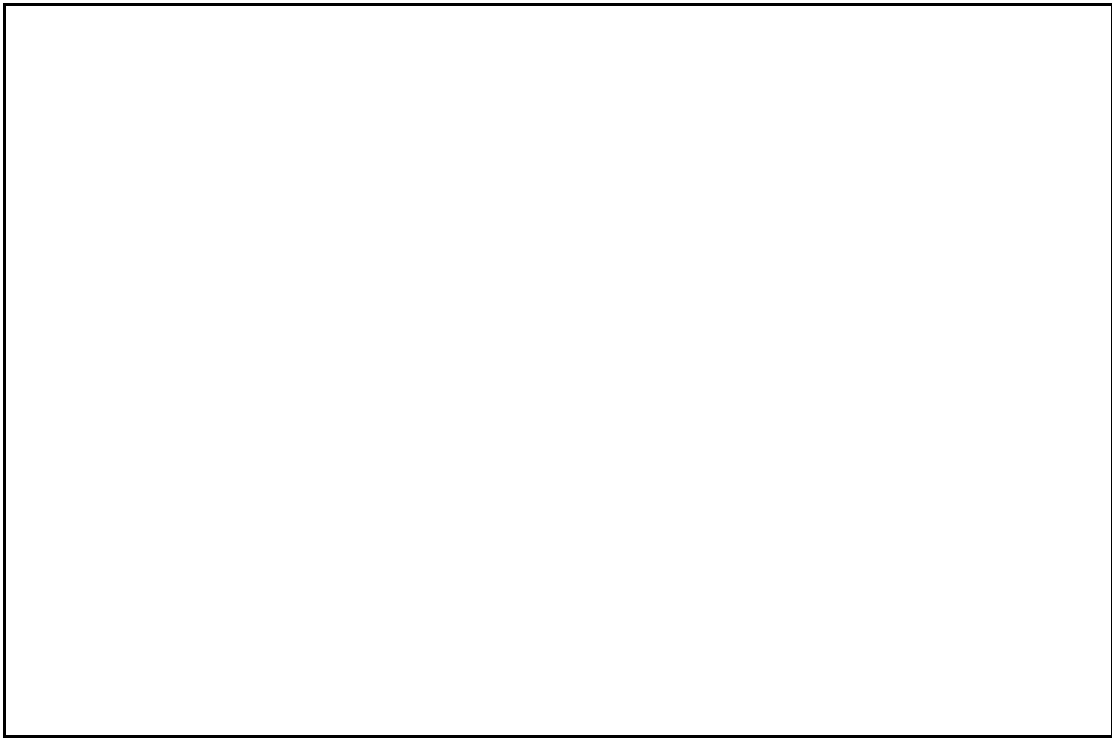
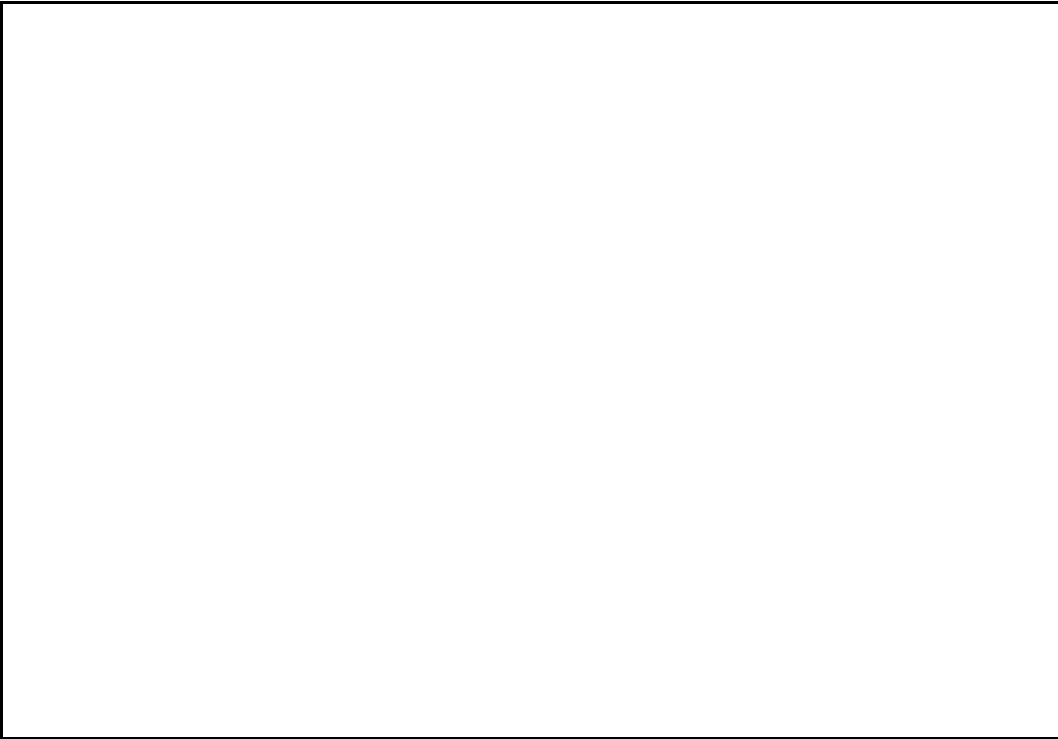


KEY FEATURES

- Three Bedrooms
- Open Planned Double Reception
 - Freehold
- Further Development Potential
- Excellent Transport Links
 - Close to Schools
 - Close to Amenities
 - Council Tax - D
 - EPC - D

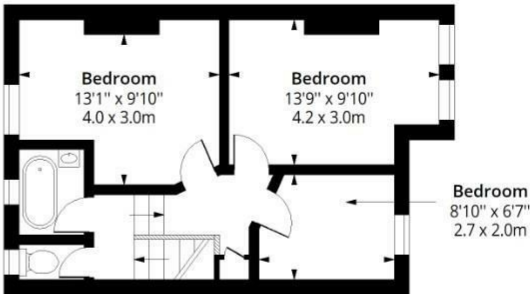
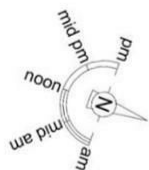




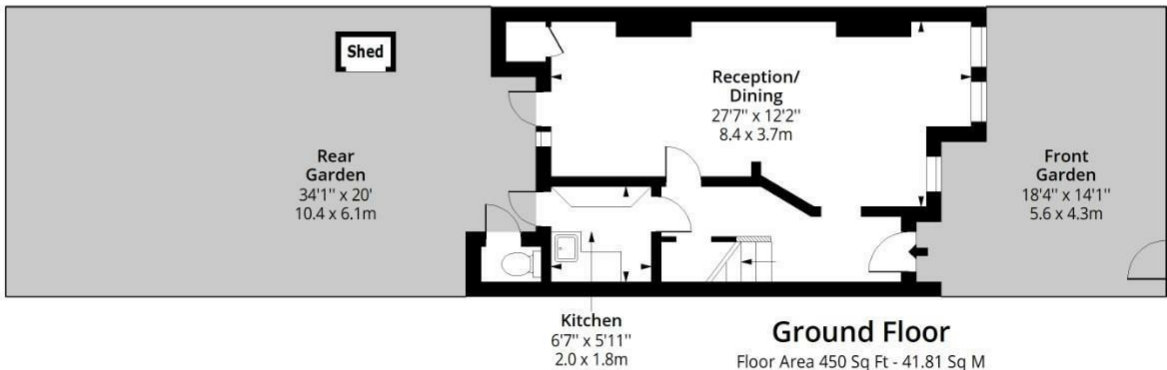


Crowland Road, N15

Approximate Gross Internal Area = 890 Sq Ft - 82.69 Sq M



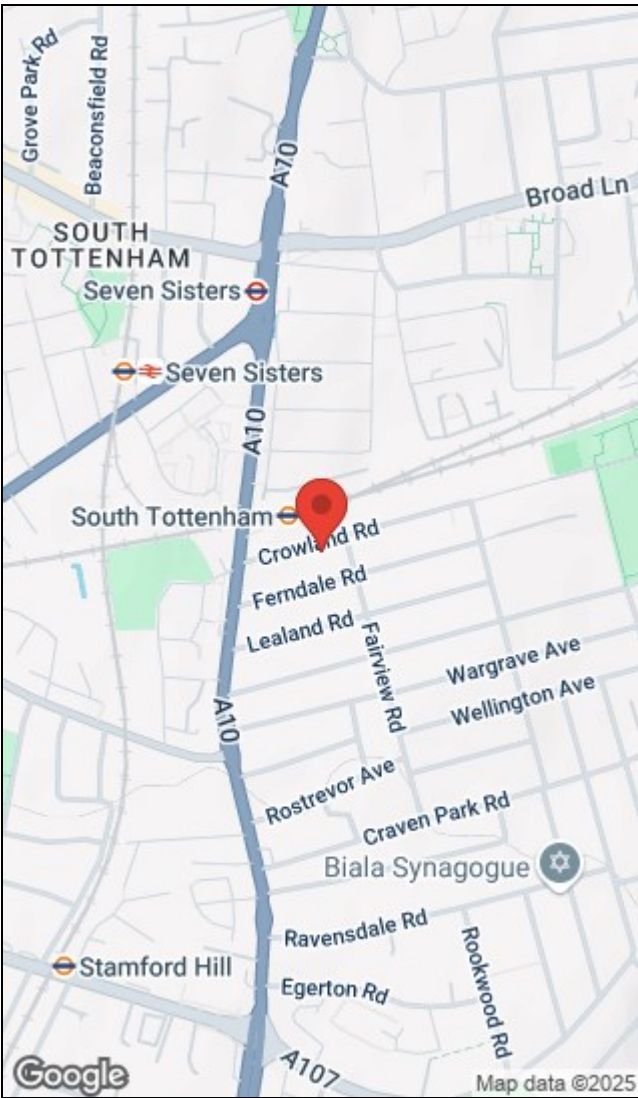
First Floor
Floor Area 440 Sq Ft - 40.88 Sq M



Ground Floor
Floor Area 450 Sq Ft - 41.81 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		86			
		57			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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