







Downhills Park Road, London

Tenure: Share of Freehold

Asking Price £485,000

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Downhills Park Road, London

DESCRIPTION

Beautifully positioned in the heart of South Tottenham, directly opposite the award-winning Downhills Park, this charming two-bedroom ground-floor period apartment is set within an attractive Victorian end-of-terrace property. Offering approximately 582 sq ft of accommodation, a private rear garden and a share of freehold, this is an excellent opportunity to secure a characterful home in a highly sought-after North London neighbourhood. The front reception room is particularly appealing, featuring high ceilings, original wooden flooring, a period fireplace and a large bay window that floods the space with natural light.

The accommodation flows from the generous front reception room into the first double bedroom, with a central hallway leading through to the kitchen, bathroom and second double bedroom at the rear. The kitchen provides access to the private rear garden, a peaceful outdoor retreat with mature trees, established greenery and a separate garden shed for additional storage. The second bedroom overlooks the garden, creating a pleasant and versatile space for guests, a home office or additional living requirements. With its practical layout, period features and valuable outside space, this apartment offers an appealing combination of character and potential.

The location is a real highlight, with Downhills Park on the doorstep and Lordship Recreation Ground just a short stroll away. Turnpike Lane, Seven Sisters and Tottenham Hale provide excellent transport links, while nearby Philip Lane, West Green Road and Green Lanes offer a great choice of independent cafés, pubs and restaurants, including With Milk, The Palm, Ten to One and Forks & Green. A charming two-bedroom home with a private garden and share of freehold, ideally located for enjoying the best of South Tottenham.

EPC - D
No service charge or ground rent



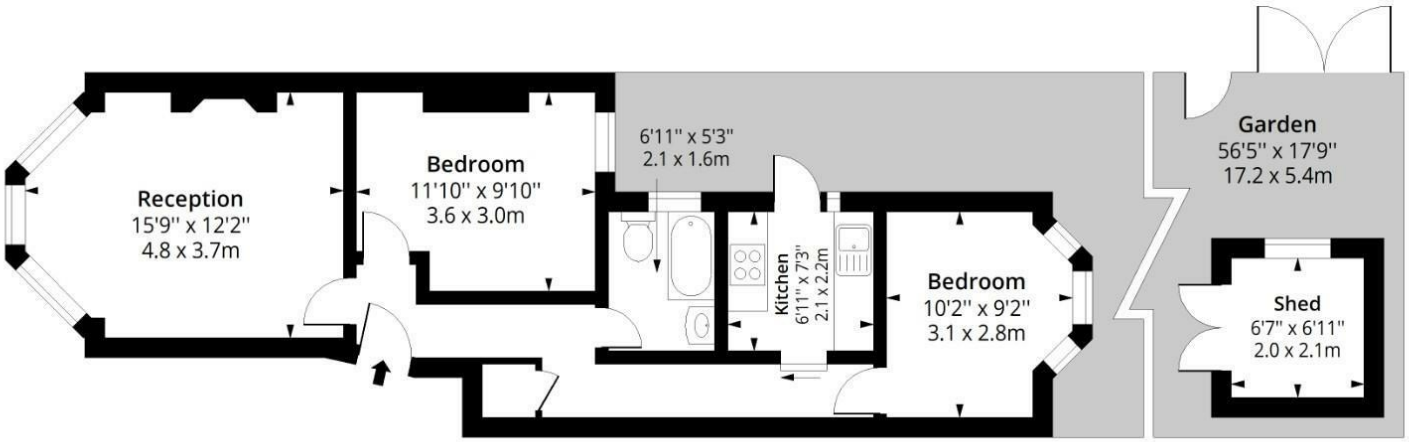






Downhills Park Road N17

Approximate Gross Internal Area = 582 Sq Ft - 54.07 Sq M
Approximate Gross Shed Area = 45 Sq Ft - 4.18 Sq M



Ground Floor

Floor Area 582 Sq Ft - 54.07 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.

Viewing

Please contact our Hunters Tottenham Office on 0208 261 7570 if you wish to arrange a viewing appointment for this property or require further information.

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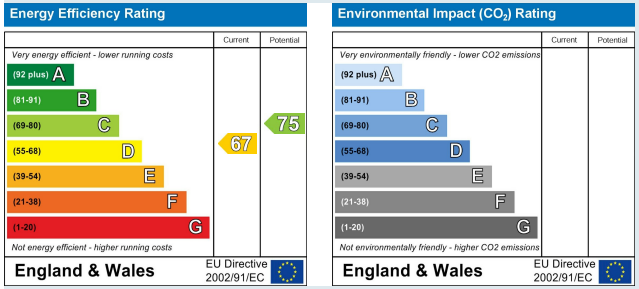
The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

Council Tax:

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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