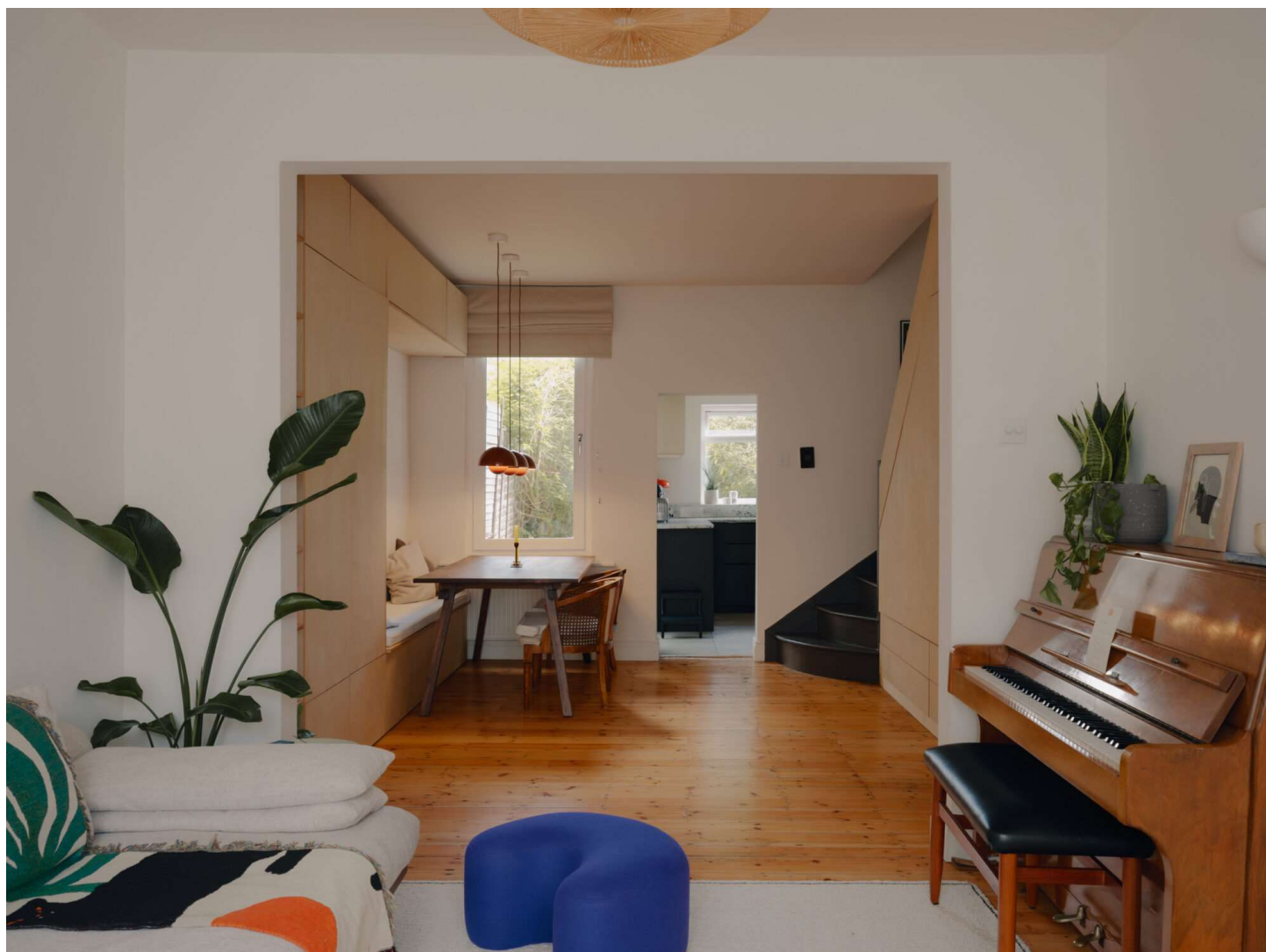


AUCOOT



ADDRESS

Langham Road, London N15

PRICE

£700,000

DESIGNER

INFORMATION

This mid-terrace Victorian house on quiet, tree-lined street moments from Turnpike Lane station has undergone a considered refurbishment to offer free-flowing living spaces, a lush, mature garden and three well-configured bedrooms. Inside, modern joinery and materials work with original Victorian floorboards and proportions to form characterful, well-appointed spaces.

A Victorian tiled hallway shared with the neighbouring home leads you through to a front door that opens onto a bright and airy double living space. The front room is decorated with soft uplighting, restored pine timber flooring and a wonderful south-facing bay window which welcomes plenty of natural light throughout the ground floor.

The entire dining area has been redesigned with custom-made, full-height birch plywood storage, which extends into feature bench seating, where the dining table is positioned under a trio of lights. Soft push, handleless units keep the design in line with the clean, modern finish experienced throughout. There is well-placed shelving, under-stair and bench storage, views into the garden via a picture window and a continuation of the pine flooring from the living room.

The U-shaped kitchen has been designed with functionality and practicality in mind. Contrasting high and low-level units blend perfectly with a Colonial White granite countertop and splashback, while the sink's window offers calming views over a rear garden filled with mature planting.

Upstairs there are three double bedrooms. The principle bedroom is found at the front, with a large south-facing bay window. Both other bedrooms offer views over the rear of the house and garden, making them well-suited for a home office or study.

The bathroom is finished in microcement and features a terrazzo splashback and tiles, matt black bathroom fittings, a rain shower, a freestanding bath and built-in recess shelving. Most striking is the large Velux skylight above the shower & its beams of natural light.

The long rear garden is a secluded oasis with mature shrubs and trees, creating privacy from the neighbouring houses. The slabbed patio tiles keep the garden low maintenance and perfect for entertaining.

LEASE LENGTH

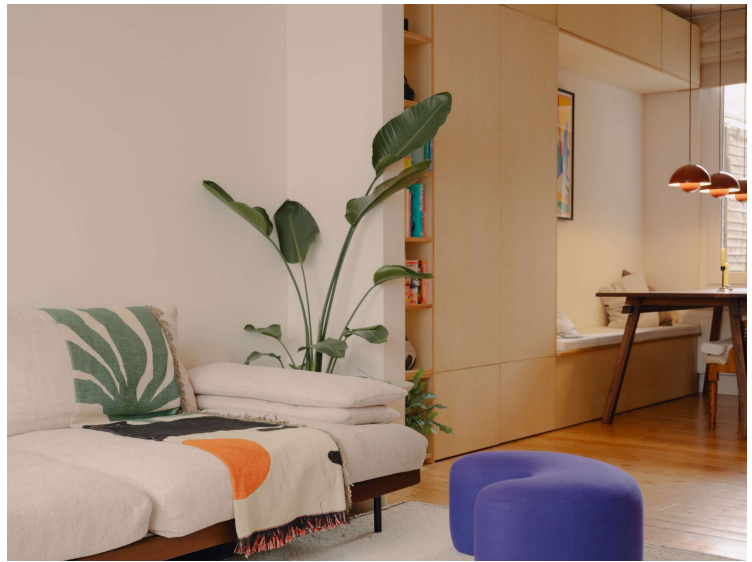
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SERVICE CHARGE

None

EPC

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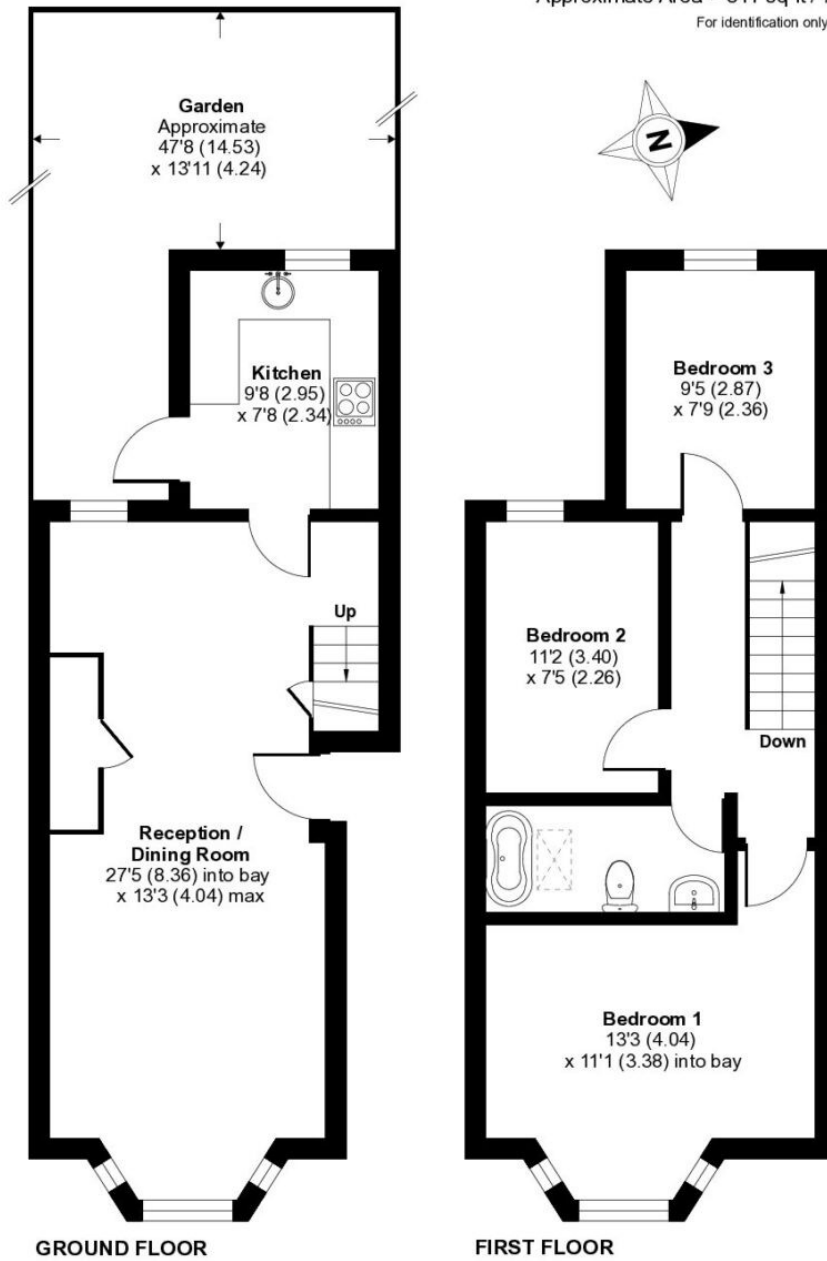




Langham Road, London, N15

Approximate Area = 811 sq ft / 75.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (PMS2 Residential). ©n1cheom 2024. Produced for Aucoot. REF:1141807

