

AUCOOT



ADDRESS

Bedford Road, South Tottenham, London, N15

PRICE

£725,000

DESIGNER

INFORMATION

Positioned on Bedford Road, the neighbourhood's most desirable residential street and set within the Clyde Circus Conservation Area, this three-bedroom home occupies the ground and first floors of a handsome Victorian villa. It unfolds with the scale and presence of a house, with its own private entrance and a notably generous entrance hall that sets an assured first impression.

To the right, a beautifully proportioned reception room celebrates its period bones with original timber floors underfoot, elegant picture rails, ornate coving and a ceiling rose that anchors the space. It's a room made for slow evenings and soft light.

Beyond, the home opens into a generous kitchen-diner – a sociable space to host family and friends. The kitchen is finished with contemporary handleless cabinets and softened by wood worktops. From here, doors lead directly out to a remarkable garden in excess of 60 ft, thoughtfully divided into three distinct zones: a paved patio for long lunches, a central lawn, and a productive vegetable patch tucked away at the rear.

Upstairs, the accommodation is generous and well-balanced, with two comfortable double bedrooms, a single bedroom ideal as a child's room or study, and a family bathroom completing the floor.

A rare combination of period character, private outdoor space and true house-like proportions – all wrapped within a classic Victorian setting.

LEASE LENGTH

102 Years

SERVICE CHARGE

£742 per annum

EPC

=D

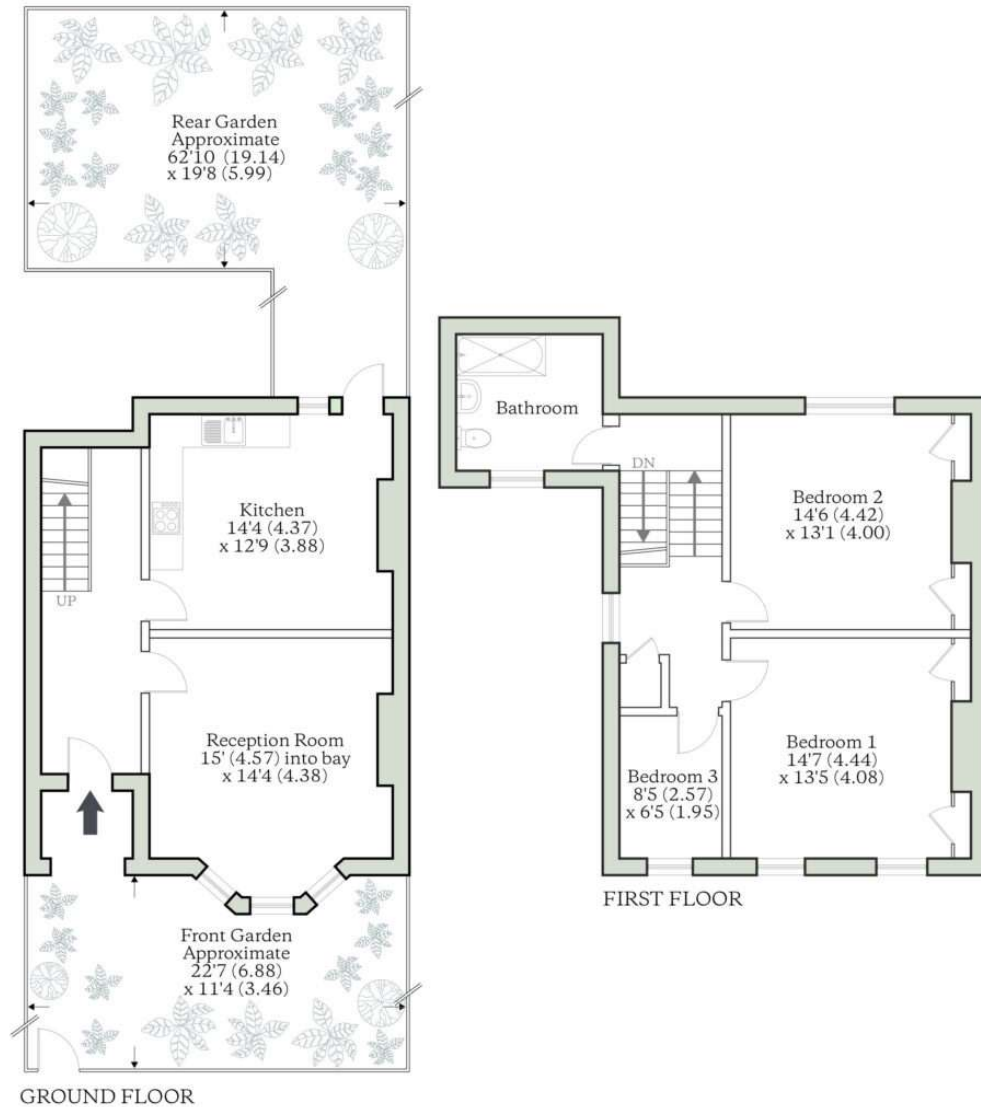




BEDFORD ROAD, LONDON, N15

Approximate Area = 1132 sq ft / 105.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Aucoot. REF: 1408645

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