



## Birkbeck Road, London, N17 8NG

### Offers Over £625,000

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Nestled on the charming Birkbeck Road in London, this exquisite Victorian mid-terrace house presents a wonderful opportunity for families seeking a comfortable and stylish home. Boasting three generously sized bedrooms, this property is designed to accommodate modern living while retaining its classic charm.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The new fitted kitchen is a highlight, offering a contemporary touch and functionality for culinary enthusiasts. The property is in excellent condition throughout, having been meticulously maintained and finished to a high specification.

The landscaped private rear garden is a delightful retreat, perfect for outdoor gatherings or quiet moments in the sun. The spacious bedrooms ensure that everyone in the family has their own sanctuary, making this home ideal for family life.

Conveniently located near Bruce Castle Park, residents can enjoy the beauty of green spaces just a stone's throw away. Additionally, the property is in close proximity to Bruce Grove Overground station, providing easy access to the wider city. Families will appreciate the excellent primary schools nearby, making this location particularly appealing for those with children.

Furthermore, the house offers potential for loft extension, allowing for future growth and customization to suit your family's needs. This Victorian gem on Birkbeck Road is not just a house; it is a perfect family home waiting to be cherished.

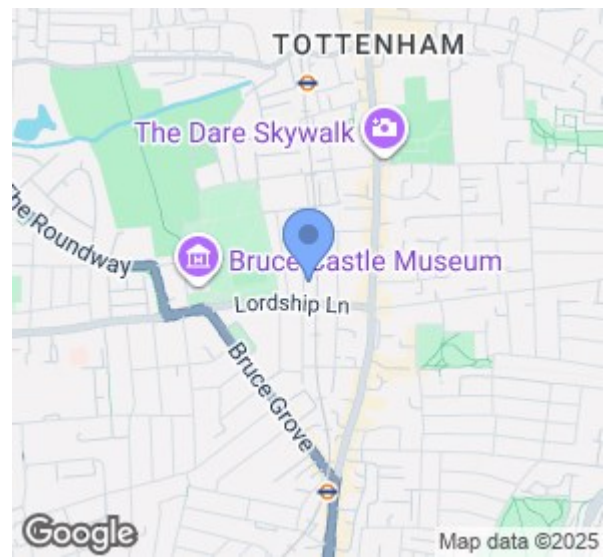
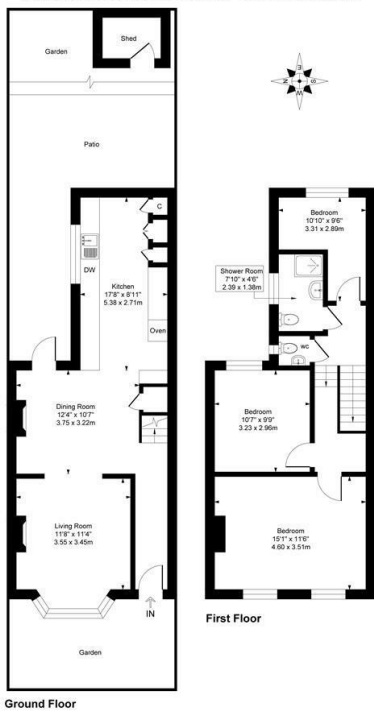
- Period property with a contemporary finish
- Generous size bedrooms
- Two reception rooms
- Large kitchen diner (newly fitted)
- Landscape garden
- Excellent condition throughout
- New Bathroom
- Close to Bruce Grove Overground
- Close to Bruce Castle Park
- Close to outstanding primary schools

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444



Approximate Gross Internal Floor Area = 94.41 sq m / 1016 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	73	74
EU Directive 2002/91/EC		



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