



Warham Road, N4

£575,000

Leasehold

Castles



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Situated on the ground floor of a period residence is this spacious two-bedroom garden flat. Ideally located on the popular Harringay Ladder within a short stroll of the amenities provided on Green Lanes and Harringay over-ground station providing a fast and effective commute to the City.

Further comprising reception, newly fitted shower-room and kitchen leading onto the conservatory and private rear garden.

Lease: 60 years

(extending lease at present)

Current Service/Maintenance Charge:

Not applicable

Ground Rent: £150.00 per annum

Local Authority: Haringey

Council Tax band: C

EPC Rating: D

Current: 68/D Potential: 77/C

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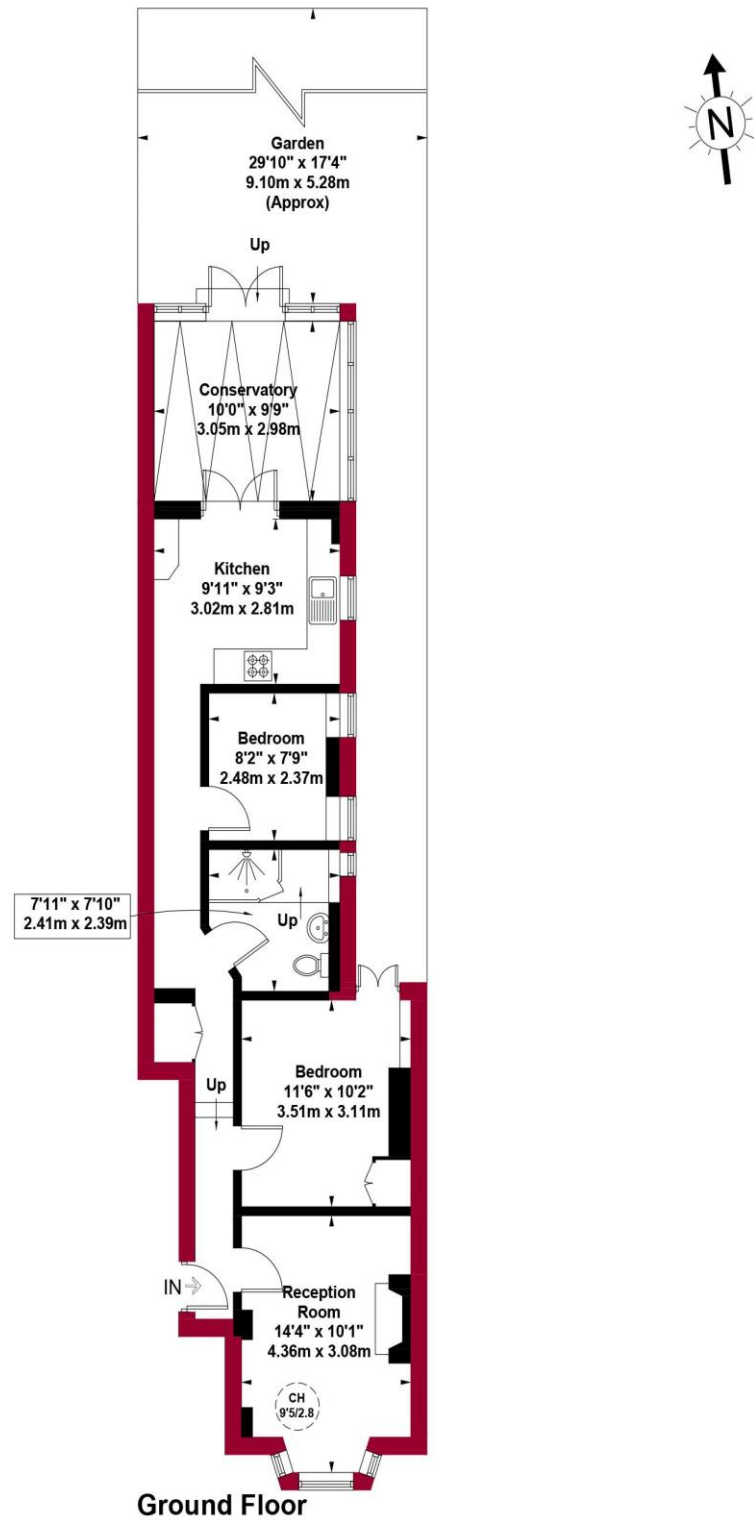
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Approximate Gross Internal Area = 739 sq ft / 68.7 sq m



An Overview of Harringay

Harringay is a unique area of north London with a diverse and thriving local community and excellent transport links. It attracts buyers from across the spectrum. From first time buyers to families and young professionals looking for a lively area with great outdoor spaces and excellent links to the city, Harringay has something for everyone. Green Lanes is one of the longest roads in London, boasting a huge variety of restaurants and endless magical food stores. It's made up of 19 streets that form the Harringay Ladder, a ladder consisting of many converted Victorian terrace houses filled with young families, nearby schools, and a hidden alleyway that connects the ladder almost in its entirety.

Harringay is spoilt for choice when it comes to restaurants that have a distinctly local and warm feel about them, many offering unparalleled Turkish cuisine. There are endless opportunities for speciality shopping here with a lively mix of Greek, Turkish, Cypriot and Kurdish influences, which explains why chefs in particular seem to love it. Green Lanes offers such a wide choice of the freshest ingredients at very reasonable prices. From local grocery stores and speciality shops open all night, to one off jewellery and dress stores, Harringay is truly unique.

History

Formally known as Beanes Greene in 1393, before it later became Green Lanes, the district of Harringay developed between 1880 and 1900. The name chosen in 1965 for the new borough, Haringey, is a revival of one of these medieval forms, as is Harringay. Of particular note prior to the development of the borough was a large mansion, Harringay House, built in 1792. This disappeared in the late 1880's as the mansion and surrounding parkland gave way to the late Victorian urbanisation, whose influence can still be seen in much of the properties in the area today. In the 1890's the Harringay Gardens and Woodlands Park were also developed.

Housing Stock

Harringay offers quite a mix between converted Victorian terraces all the way through to much more modern builds. Within the Harringay Ladder, the old Victorian Terraces maintain their spacious interiors and traditional exteriors. A large portion of Harringay is leafy, given Finsbury Park (and Alexandra Palace also nearby), but it is also its close proximity to the schools, and its community feel that makes it increasingly popular with first time buyers, and young families wanting to stay in the centre of London, but have more of a village atmosphere.

Shopping, food and drink

A boisterous and busy street filled with Greek, Turkish, Cypriot and Kurdish selections, there is no shortage of great food and restaurants available, though be warned - it can become popular and require one to wait in line on its busiest of evenings. In the last five years, with Harringay becoming exceedingly sought by young professionals and families, a number of trendy cafes and child friendly venues have popped up. There are always ample choices for buying fresh produce, as well as mainstream supermarkets like Sainsbury's. And for drinking and evenings out, Harringay offers iconic old pubs like the Salisbury, all the way through to the refurbished Finsbury, near Manor House tube, which hosts regular live comedy nights and various music gigs. It can definitely be said that there's something for everyone.

Recreational Grounds & Amenities

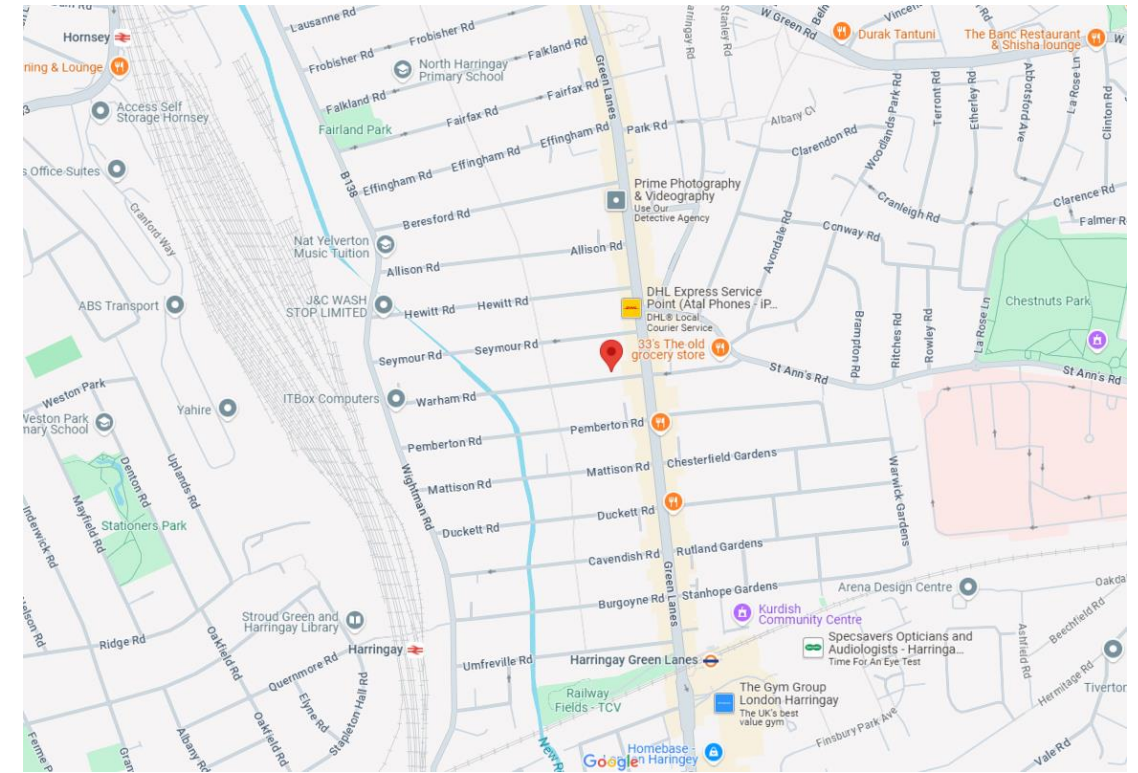
'The Parkland Walk', a converted railway line that connects Finsbury Park to Highgate Hill, is a stunning leafy walk frequently populated by joggers, dog walkers and families. Throughout the year Finsbury Parks boasts some of the trendiest London festivals and family events of the year, and offers a vibrant mix of recreational happenings from music to food festivals. With multiple children's parks located within, a river offering boat rides, a cute café in the centre, and even a skateboard park, basket ball and tennis courts, Finsbury Park has everything at your recreational fingertips.

Emergency services

The Metropolitan Police Service is stationed nearby at Hornsey Police Station and Tottenham Police Station. There are also a number of dental practices and doctor's surgeries within Harringay. The closest hospital is The Whittington Hospital & University College Hospital (UCLH).

Transport

Transport links in Harringay are excellent with direct access to Manor House, Finsbury Park or a short bus to Wood Green and Turnpike Lane. Finsbury Park offers quick access to central London via the Victoria line. Harringay station also offers overground access to Moorgate in less than 20 minutes, while Harringay Green Lanes railway is on the Gospel Oak to Barking line.



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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

