



Hornsey Lane Gardens N6

£1,750,000 *Freehold*

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Available for the first time in over 30 years, an outstanding and ideal home of genuine character. Beautifully presented and carefully maintained by the current owners, this lovely home retains many of its period features, believed to date back around 120 years. These features include black & white tessellated hall flooring, cornice work, stained glass doors and the original fireplace in the dining room. Whilst keeping the essential character of the house, the owners have strived to ensure the that house has been sympathetically improved and modernised to meet the demands of the modern family. These improvements include a modern kitchen with up-to-date convenience fitments an alarm system and CCTV.

Internally the house enjoys plenty of natural light thanks to large windows and orientation. Around 12 years ago, the loft was converted to create a spacious home office with a bespoke walnut desk, which is a permanent fixture and will remain. The loft conversion also includes a substantial walk-in storage area with shelving. Subject to any necessary consents, this space may offer future potential for conversion into an additional bedroom. Storage



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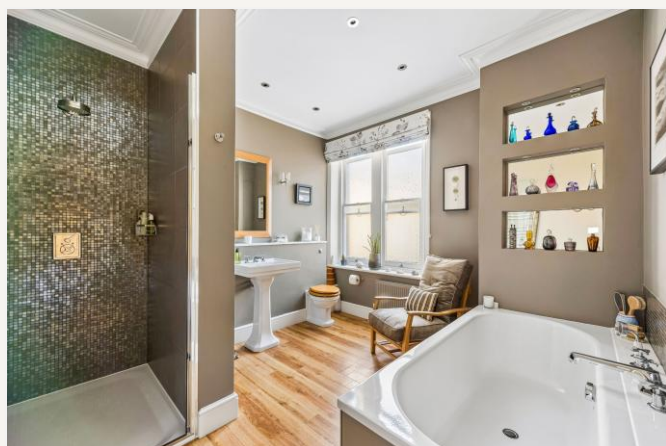
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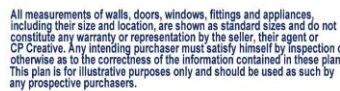
throughout the house is excellent. In addition to the loft storage, there are full-height fitted wardrobes in the principal bedroom and bedroom 3, a linen cupboard and separate storage cupboard on the first floor, an outside pantry/store, a garden store, a shed and a cellar.

The garden has been a particular labour of love. Originally designed by a professional garden designer, every plant has subsequently been chosen and planted by the owner. The decking area is a wonderful place to entertain and enjoys the sun for much of the day. In summer it becomes such a suntrap that the owners have a sun-sail for shade. One enjoyable feature is the way the decking aligns with the floorboards in the sitting room, creating an almost seamless transition between the house and garden when the French doors are open. Some of the windows remain original, preserving the character of the property. Double glazed French windows have been installed in the sitting room and the second and third bedrooms. Velux roof windows with blinds were fitted as part of the loft conversion.





Approx. Gross Internal Floor Area 2097 sq. ft / 194.81 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 2010 sq. ft / 186.70 sq. m (Excluding Restricted Height Area & Eave)



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