



St. Ann's Road, London, N15



# St. Ann's Road London, N15

Asking Price: £630,000

Offered for sale with no onward chain, this freehold house is ideally situated just moments from Harringay Green Lanes, renowned for its excellent selection of independent cafés, restaurants and local favourites, including the iconic Salisbury pub. Chestnuts Park is just a two-minute walk away, while the expansive green spaces of Finsbury Park are also within easy reach.

The property benefits from excellent transport connections, with Manor House Underground Station (Piccadilly Line, Zone 2), Harringay Green Lanes Overground Station and Harringay Station all nearby. With convenient connections to Finsbury Park, King's Cross and Moorgate, commuting into the City and travelling across London is straightforward.

Arranged over two floors, the accommodation comprises a spacious reception room, a generous kitchen/diner with direct access to a private patio garden on the ground floor. The first floor offers three bedrooms and a family bathroom, making this an appealing home for families, first-time buyers and those seeking a well-connected North London property.



3 Bedrooms



1 Receptions



1 Bathrooms

**Tenure:** Freehold

**Energy Efficiency Rating:** D





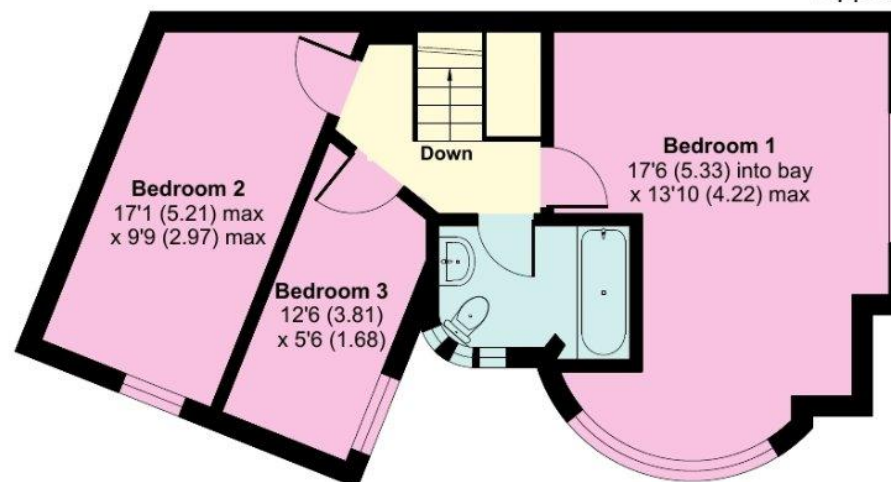




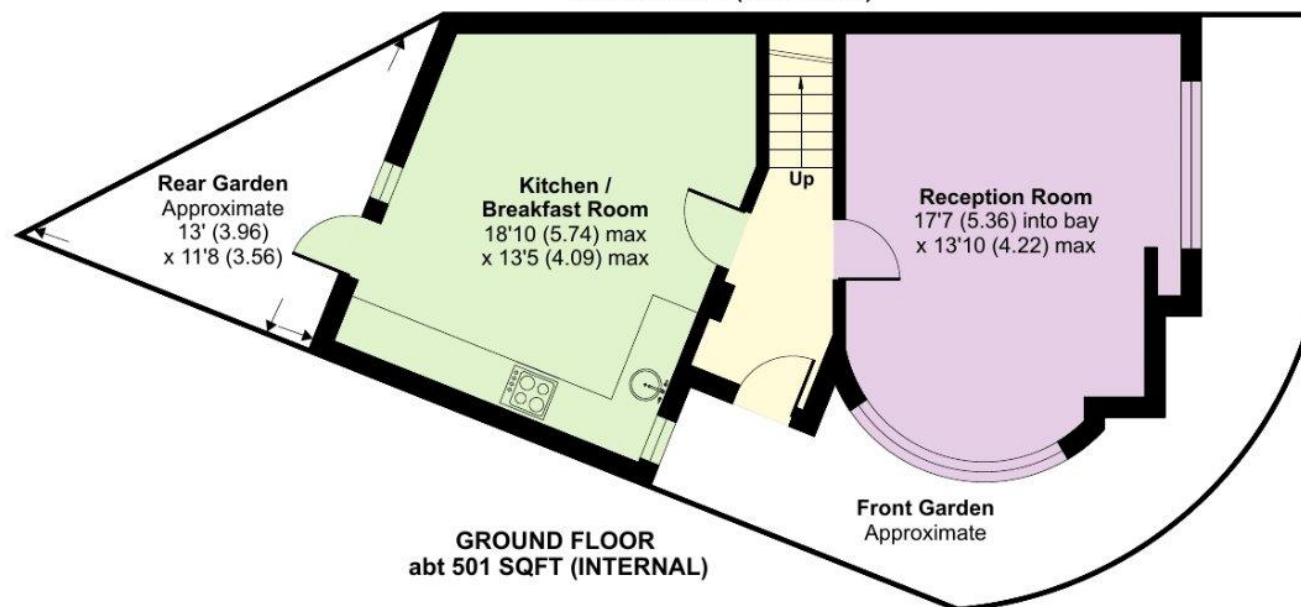
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Approximate Area = 991 sq ft / 92.1 sq m

For identification only - Not to scale



**FIRST FLOOR**  
abt 490 SQFT (INTERNAL)



**GROUND FLOOR**  
abt 501 SQFT (INTERNAL)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024.  
Produced for Anthony Pepe. REF: 1118907



**Crouch End & Muswell Hill**

**t:** 020 8348 2545

**e:** [crouchend@anthonypepe.com](mailto:crouchend@anthonypepe.com)

**Harringay & Finsbury Park**

**t:** 020 8341 9999

**e:** [harringay@anthonypepe.com](mailto:harringay@anthonypepe.com)

**Palmers Green & Southgate**

**t:** 020 8882 6567

**e:** [palmersgreen@anthonypepe.com](mailto:palmersgreen@anthonypepe.com)

**Highbury & Islington**

**t:** 020 7704 2100

**e:** [highbury@anthonypepe.com](mailto:highbury@anthonypepe.com)

**Cockfosters & Hadley Wood**

**t:** 0208 440 5000

**e:** [cockfosters@anthonypepe.com](mailto:cockfosters@anthonypepe.com)

[www.anthonypepe.com](http://www.anthonypepe.com)

 **Anthony Pepe**