

Castles



ASKING PRICE

£300,000

Vivian House, Seven Sisters

London, N4 1QZ

Castles



PROPERTY SUMMARY

This delightful one-bedroom home is in a peaceful neighbourhood, just a short walk from Manor House Underground Station. As you enter, a welcoming hallway with built-in storage cupboards leads you to a bright and spacious reception area, flooded with natural light from the tall double French doors. These doors open to a serene balcony with views of mature Cherry Blossom trees, creating the perfect spot for enjoying a morning coffee or unwinding in the evening. The bespoke kitchen combines character with modern functionality, providing an ideal space for cooking and entertaining. The modern bathroom boasts high-quality fixtures, contributing to an elegant and relaxing atmosphere. Across the hall, the generous double bedroom offers ample space to create your cosy retreat. Located near Stamford Hill, Finsbury Park, Manor House, and Haringey Green Lanes stations, the home is surrounded by a thriving mix of amenities. Explore the local arts scene at New River Studios, known for its live music, art exhibitions, and creative events. The area surrounding this home is rich in green, open spaces, providing the perfect blend of relaxation and recreation. Finsbury Park, just a short walk away, spans 110 acres of parkland and offers scenic walking paths, large open lawns, sports fields, tennis courts, a cafe, and a boating lake. It's one of London's largest and most popular parks, ideal for jogging, cycling, or enjoying a peaceful afternoon. For a more intimate experience, Clissold Park is nearby, with beautiful gardens, a pond, a small cafe, playgrounds, and sports facilities, making it perfect for families or a relaxing day out. Additionally, Haringay Green Lanes offers access to hidden green spaces, such as The New River Walk, a peaceful, tree-lined path that follows the old New River route ideal for walking or cycling. One of the many features of this property is its excellent transport connections. Manor House Underground Station, located just a short walk away, provides d

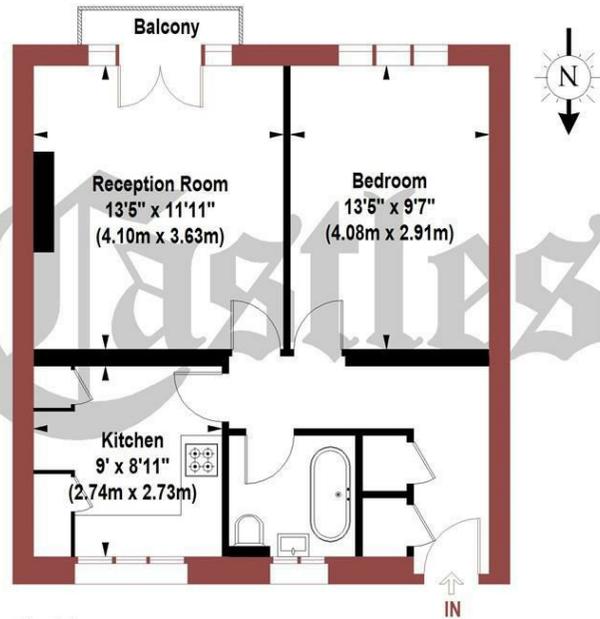




A guide to the area

AREA GUIDE TEXT

Approx. Gross Internal Area = 47.47 sq m / 511 sq ft



First Floor

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



Flat - First Floor

Leasehold

Council:

Council Tax Band: A

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 (phn)	A		
(61-91)	B		
(49-60)	C		
(35-48)	D		
(23-34)	E		
(13-22)	F		
(1-12)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	