



Ripon Road, London, N17 6PP

£825,000

- HIGH CEILINGS
- THROUGH LOUNGE
- HIGHLY PRIZED LOCATION
- SEPERATE WC
- INTEGRATED KITCHEN DINER
- MULTIPLE WORKING FIREPLACES
- 3 DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM
- DOWNHILLS PARK LOCATION

If a Victorian House that boasts a plethora of period features including multiple working fireplaces is a must have, then this is definitely one for the short list. In what is arguably one of the finest side turnings in Tottenham, sits this beautifully presented Double Bay Victorian terrace family home. This property flows beautifully from one room to the next as you'll see the moment you step into the hallway. What is evident is how the colours, materials and ceiling height all compliment each other, which has been skilfully achieved by the present owner. White walls and dark hardwood floors along with period comicing and a white staircase set the tone upon entrance. From there we move to the stunning through Lounge. Originally arranged as two reception rooms, this current configuration allows more natural light and sense of space. Something the Vendor has commented on when entertaining friends. Any period home that features working fireplaces will always serve as a focal point but it's the little touches that set this one apart. Objects like an old reclaimed ladder, propped against hand made book shelves just add to the charm and overall presentation of this spectacular room. A large Kitchen Diner is often described as the Hub of any great home. Be it for entertaining purposes, indulging in foodie passions or just serving the needs of the family. With plenty of worktop and storage space, every need is met. To make this particular Kitchen even more enticing, there is another log burning stove set within a chimney to really offset the cold drab evenings of winter. We have been advised that recent plans have been submitted and approved for an extension, should you wish to increase the already substantial square footage of this impressive Kitchen space. Upstairs there are 3 double Bedrooms. The front Bedroom is light and fitted with bespoke shutters to really finish the look, while the back room is being used as an art studio. The first floor Bathroom is modern but designed with a nod to the past. Enhanced by the use of dark blues and light coloured walls that compliment the bathroom fixtures. With a separate wc, there should be less of a rush in the mornings! The garden is well stocked and in the summer months when everything is in full bloom, there is a lovely sense of privacy to enjoy those quiet moments. Positioned at the very foot of Downhills Park, and with multiple shops, cafes like Forkes and Green and restaurants close at hand you really do get the best of both worlds. Peace and quiet when you need it but all the amenities just minutes away. For more information or to schedule an appointment, please contact Cousins at your earliest convenience.

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