Birstall Road, London, N15

BUTLER & STAG

## Guide Price £650,000 - £700,000

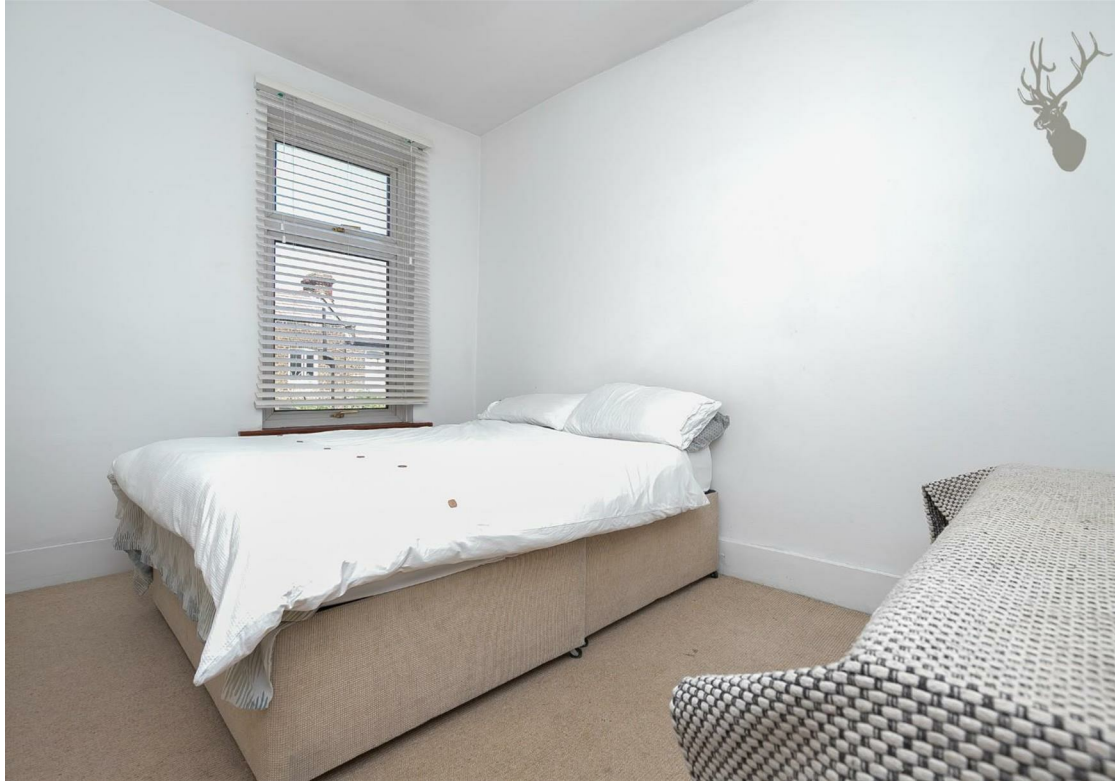
**A beautifully presented three bedroom VICTORIAN TERRACED house in the very convenient Birstall Road.
Very close to Seven Sisters train station (TFL 5) and with excellent schools nearby. CHAIN FREE.**

# Freehold

- Three Bed Victorian Terraced Family Home
- First Floor Bathroom
- Close to Amenities
- Private Rear Garden
- Period Features
- Close To Seven Sisters Station (TFL 3)
- Chain Free

Butler & Stag are pleased to offer this Three double bedroom, bay fronted, Victorian Terraced home set in a prime N15 hotspot. This family home is arranged over three floors and offers a great bright and airy through lounge, kitchen, three double bedrooms, a family bathroom with a lovely rear garden. Located in one of N15's prime roads and within minutes of Seven Sister's (TFL 3) under and overground with the Victoria line offering direct access to Kings Cross and Oxford Circus and overground to Liverpool Street. The area has some great nurseries, schools and some wonderful local parks.

Council- Haringey
Tax Band- D



## Birstall Road, N15

Approx. Gross Internal Area 1125 Sq Ft - 104.51 Sq M

BUTLER & STAG

### Ground Floor
Floor Area 434 Sq Ft - 40.32 Sq M

### First Floor
Floor Area 423 Sq Ft - 39.30 Sq M

### Second Floor
Floor Area 268 Sq Ft - 24.90 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

lpaplus.com

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

BUTLER & STAG

01992 667666

4 Forest Drive, Theydon Bois, Essex, CM16 7EY

theydon@butlerandstag.com

www.butlerandstag.uk