

Hampden Road, N8 0HX

£500,000 LEASEHOLD

Converted from an impressive three storey Victorian house, spanning approx 815 Sq Ft of living space, we offer this larger than an average two double bedroom garden apartment. Benefits include high ceilings, period fire places, a spacious living room, naturally bright kitchen/dining room with access to own patio area, a modern bathroom and a well maintained shared garden. Situated on the Haringay Ladder, you have both Hornsey Rail Station directly on one end of the road and Turnpike Lane Underground Station (Piccadilly Line Zone 3) at the other. Nestled between, Crouch End, Green Lanes and Wood Green Shopping City there is plenty of amenities to choose from and bars/ restaurants to enjoy. The property is offered Chain Free and as Sole Agents.

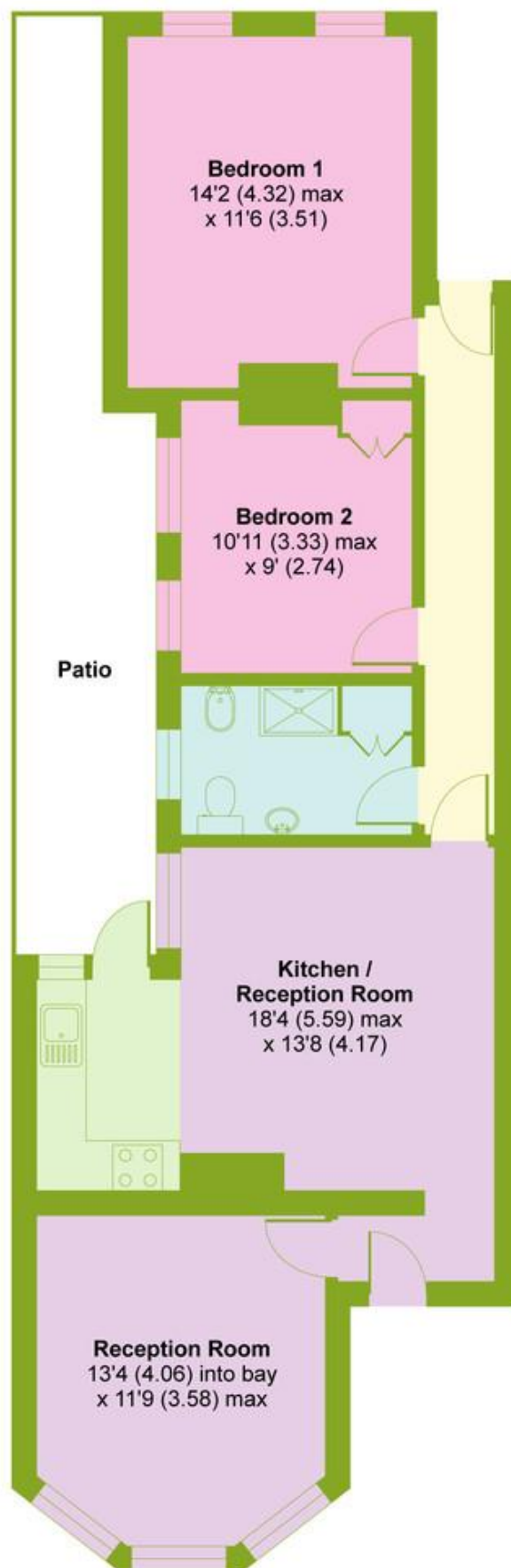
T: 0208 888 0022 E: turnpikelane@wilkinsonbyrne.com W: www.wilkinsonbyrne.com



These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Hampden Road, Harringay, London, N8


APPROX. GROSS INTERNAL FLOOR AREA 815 SQ FT 75.7 SQ METRES




GROUND FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		70
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	48	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Bounds Green Office
 3 Latham Court
 Brownlow Road
 London N11 2ES
 0208 - 365 - 8900
boundsgreen@wilkinsonbyrne.com

Turnpike Lane Office
 8 Turnpike Parade
 Green Lanes
 London N15 3EA
 0208 - 888 - 0022
turnpikelane@wilkinsonbyrne.com