



Langham Road, N15 3QX

£375,000

A stunning one bedroom ground floor apartment on a desirable tree lined residential road. The property has been tastefully decorated by the current vendor providing a flair of modern chic throughout which is perfect for a young couple. Benefits include a spacious reception room, one double bedroom, family size bathroom and modern kitchen with access a picturesque south facing rear garden. Located within catchment area of local primary schools and moments away from Green Lanes, Harringay with its superb selection of shops and restaurants as well as the highly acclaimed Salisbury Arms public house and Blend coffee shop. Transport can be found at Turnpike Lane (Piccadilly Line) Underground station as well as Harringay Green Lanes station.

****Sole Agents****

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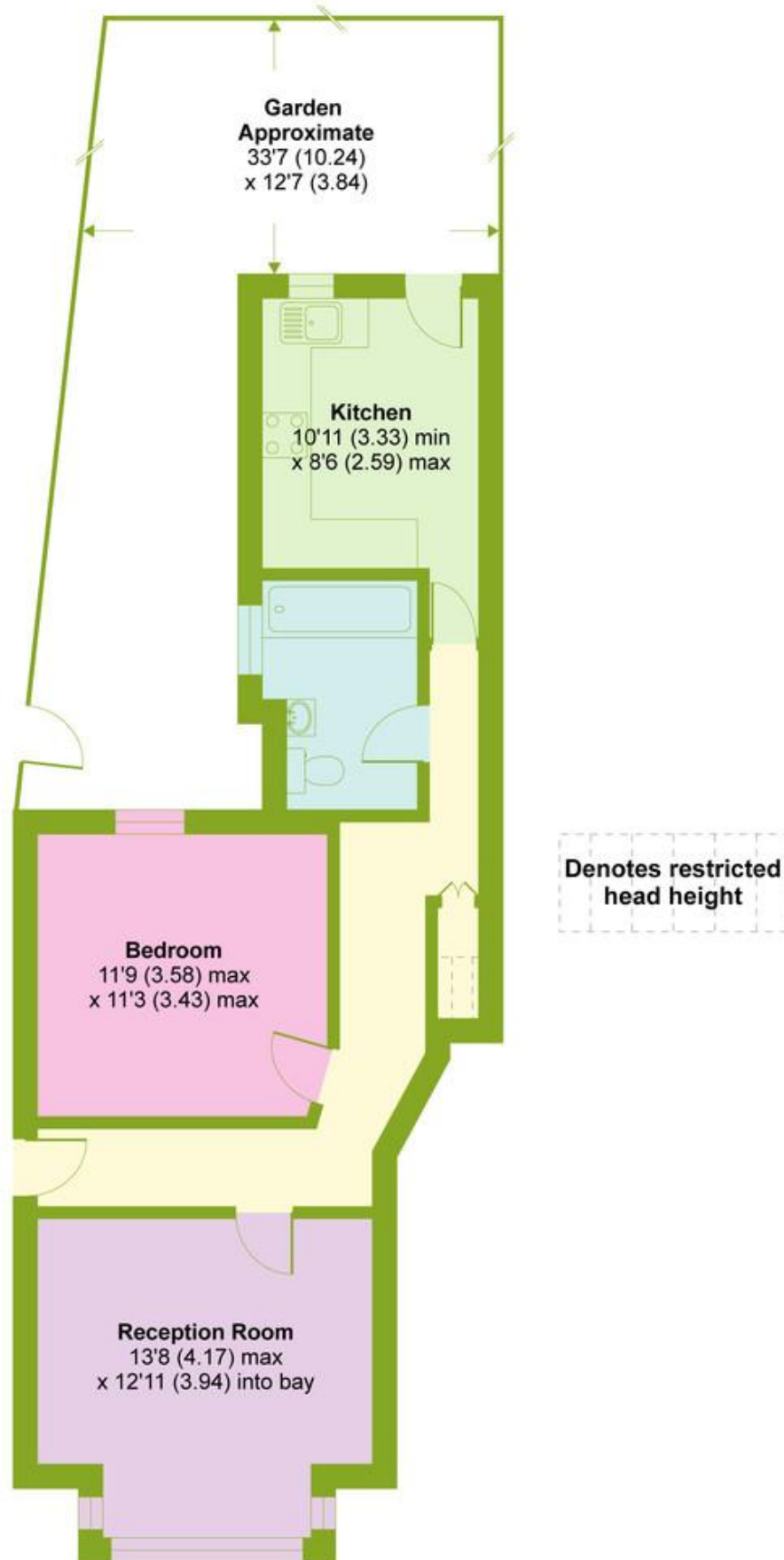
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These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon 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.

Langham Road, London, N15


APPROX. GROSS INTERNAL FLOOR AREA 598 SQ FT 55.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)




GROUND FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(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		73
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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