

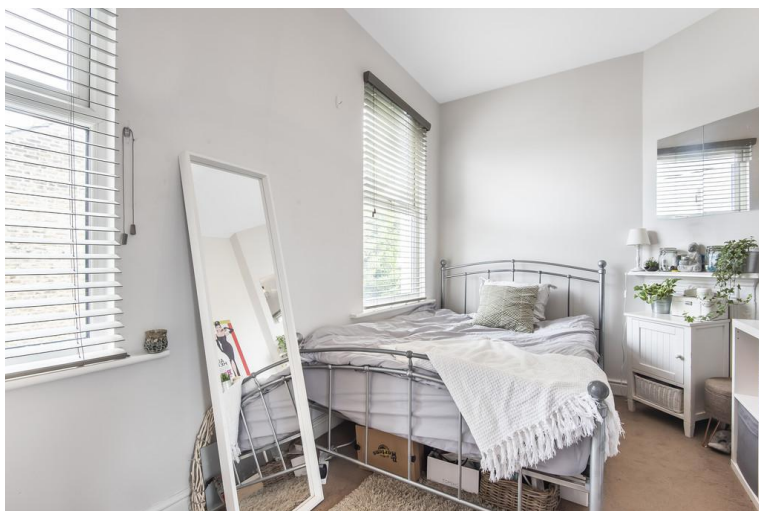


Etherley Road, N15 3AU

£549,995 FREEHOLD

A desirable three bedroom, end-of-terrace, Victorian property located on a popular residential street moments away from Green Lanes, Harringay. The property has been well maintained by the current vendor offering a contemporary feel whilst retaining its original period charm. The ground floor features a spacious reception room, kitchen/dining room, downstairs bathroom and a private rear garden. Further benefits include a downstairs cloakroom, abundance of storage space as well as scope to add off street parking to the rear subject to the usual council consent. The first floor boasts three bedrooms, modern bathroom and access to the loft. Located within catchment area of local primary schools and moments away from Chestnuts Park and 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, Manor House (Piccadilly Line) and Harringay Green Lanes

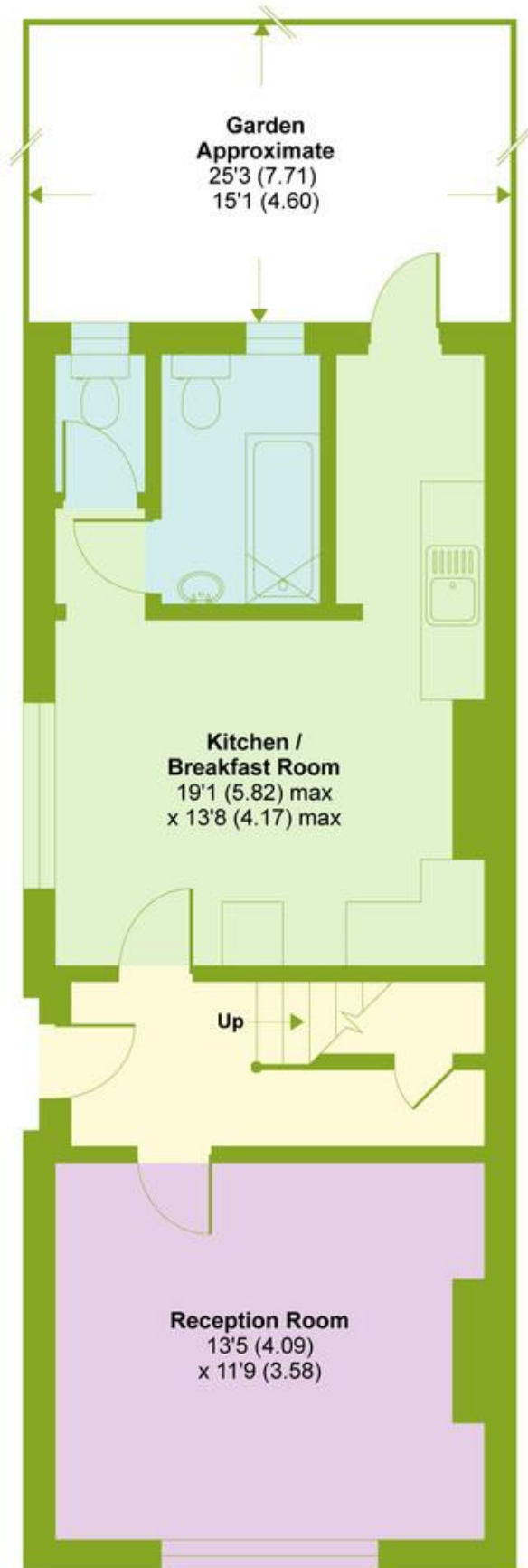
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These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon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

Etherley Road, Harringay, London, N15

APPROX. GROSS INTERNAL FLOOR AREA 1000 SQ FT 92.9 SQ METRES




GROUND FLOOR




FIRST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	52	
(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		83
(69-80) C		
(55-68) D		
(39-54) E	49	
(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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