

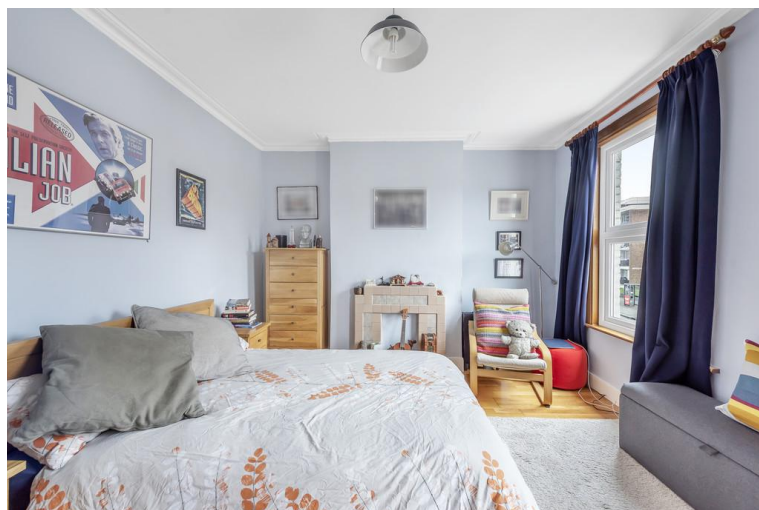


West Green Road, N15 5EA

£600,000 FREEHOLD

A stunning three bedroom Victorian mid-terrace located on a popular residential road. The property has been tastefully decorated by the current vendor, offering a flair of style and sophistication. The ground floor features two reception rooms, kitchen/dining room with access to a private rear garden. The first floor boasts three bedrooms, bathroom and access to the loft. West Green Road is situated within close proximity to Seven Sisters Underground- BR Station (Victoria Line) and within a short stroll of Tottenham Green Leisure Centre, the Bernie Grant Arts Centre and the award winning Downhills Park with its superb community café, tennis courts and children's play area.

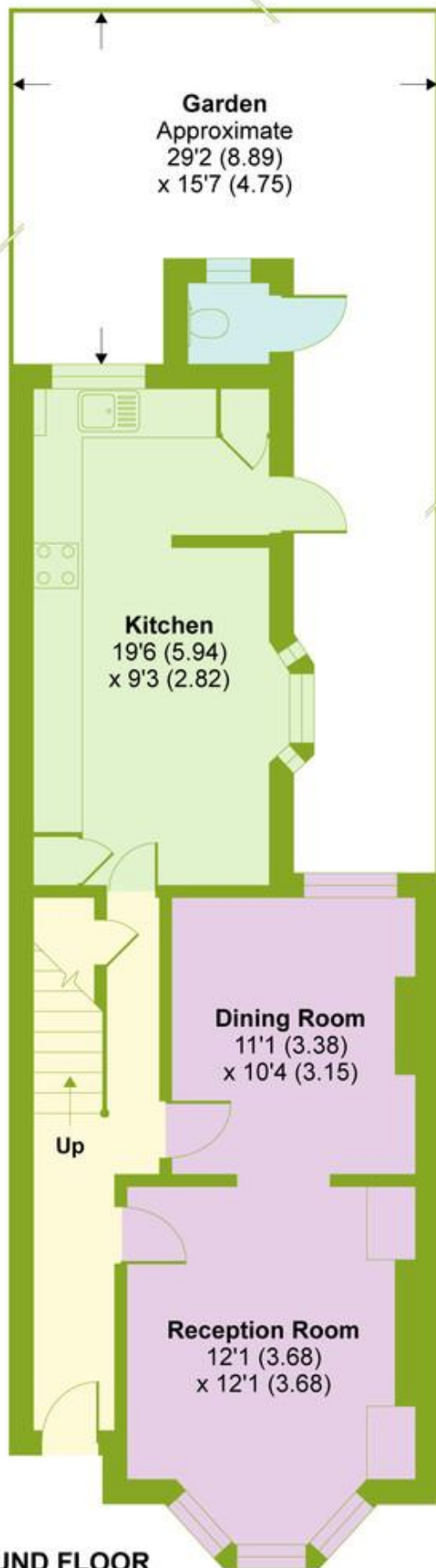
T: 0208 888 0022 E: turnpikelane@wilkinsonbyrne.com W: www.wilkinsonbyrne.com



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.

West Green Road, London, N15

APPROX. GROSS INTERNAL FLOOR AREA 1173 SQ FT 108.9 SQ METRES




GROUND FLOOR




FIRST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	53	
(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		
(39-54) E	44	
(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