



Willoughby Road, N8 0HR

£700,000 FREEHOLD

A three bedroom end-of-terrace property on a desirable tree lined road with views of the popular Ducketts Common. Wilkinson Byrne believes the property offers an exciting opportunity to anyone that is looking for a house that is unique after previously being used as a doctors surgery. The property also offers scope to add off street parking to the front of the property subject to the usual council consent. Willoughby Road offers access to the superb selection of shops and restaurants on Green Lanes, including coffee shops Blend and Beans & Barley, the Salisbury pub and the organic food store Harringay Local Store. Crouch End Broadway and the open spaces of Finsbury Park are in easy walking distance. Also there are excellent transport links including local bus services into the City, access to Turnpike Lane Underground Station and Harringay Rail station.

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The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sight of the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.

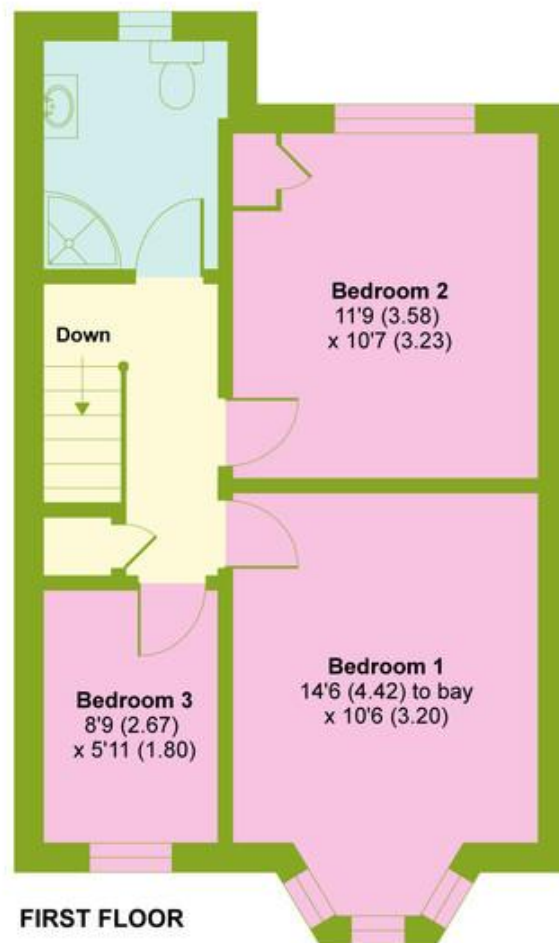
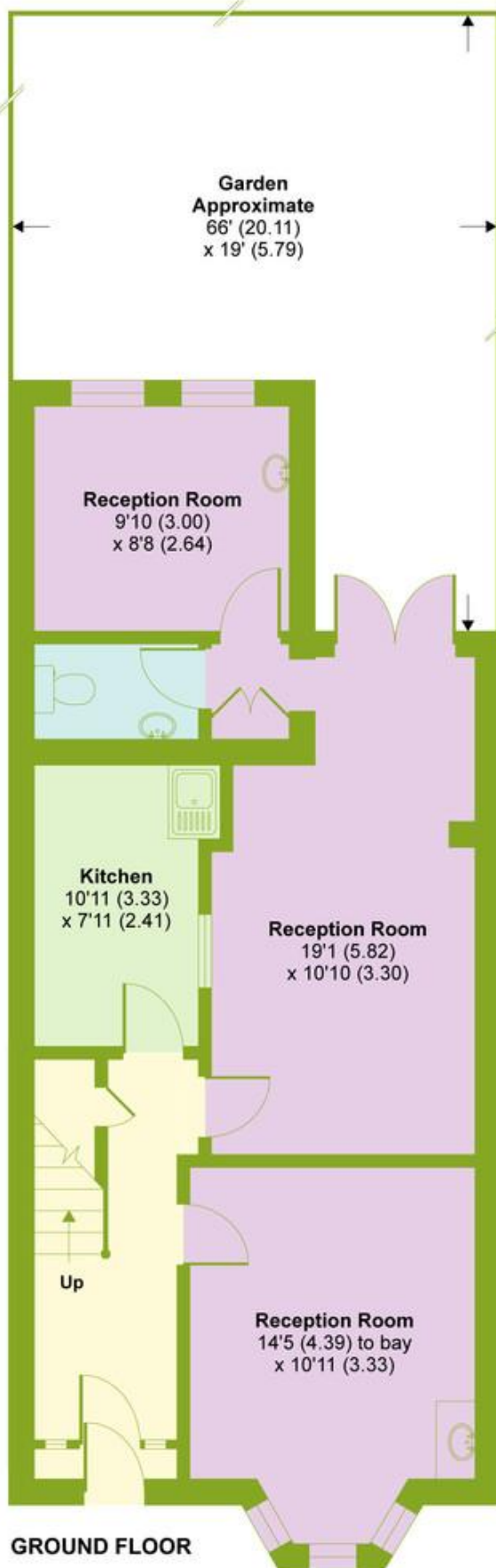




These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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


Willoughby Road, London, N8

APPROX. GROSS INTERNAL FLOOR AREA 1088 SQ FT 101 SQ METRES






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(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		75
(55-68) D	60	
(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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