

Cesthunte Road, N17 7PU

£435,000 FREEHOLD

A stunning two bedroom mid-terrace house, located in a quiet residential street within the ever popular Tower Gardens conservation area. The property has been tastefully decorated by the current vendor offering a flair of sophistication and style throughout. Benefits include a spacious reception room, contemporary kitchen with access to a private rear garden, modern bathroom, two double bedrooms and access to a loft space. Cesthunte Road is conveniently situated within close proximity of the award winning Downhills Park and offers access to Turnpike Lane underground station & Wood Green Underground station (Piccadilly Line), Bruce Grove Overground station (20 minutes to Liverpool Street St) with excellent bus routes allowing easy access into Central London and the surrounding areas. Nearby attractions within a few minutes walk include the open recreational spaces of Bruce Castle Park and the Lordship Recreation Ground.

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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 not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted 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.

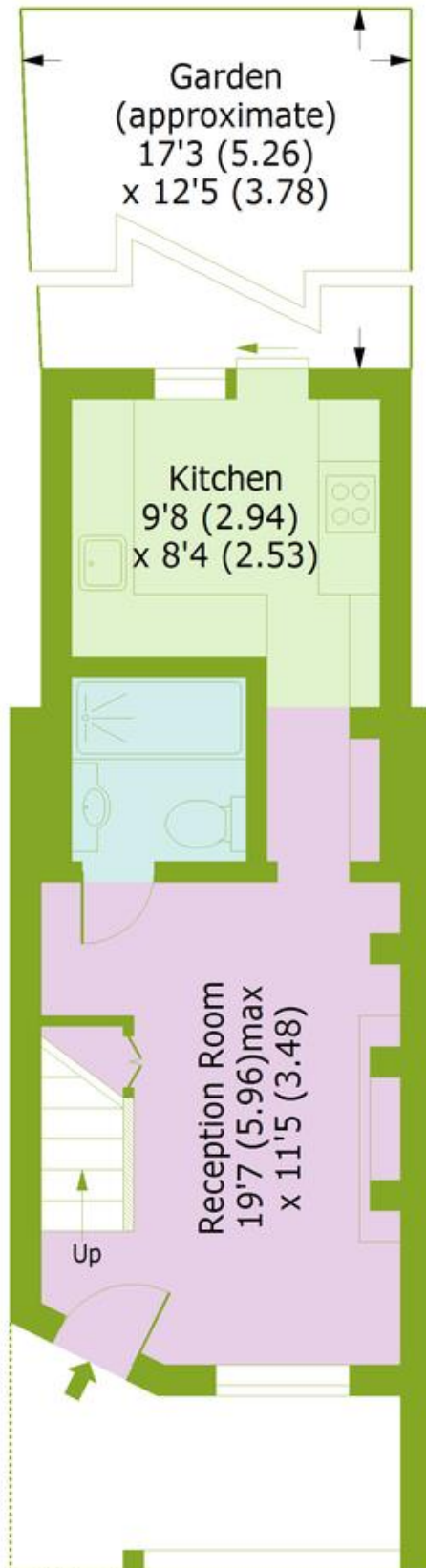




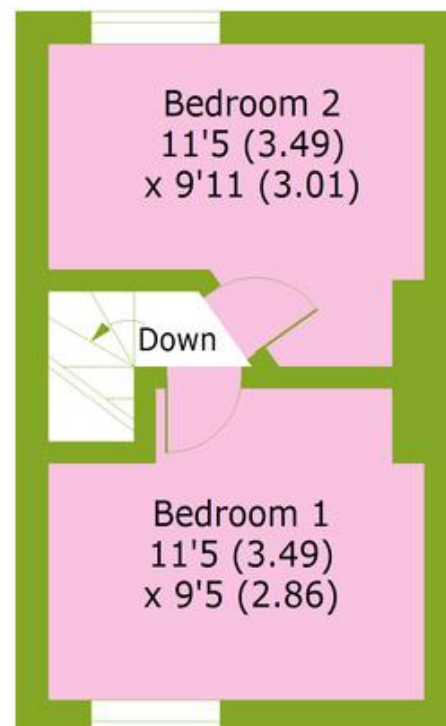
These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

Cesthunte Road, N17

Approx. Gross Internal Area 599 Sq Ft - 55.65 Sq M




GROUND FLOOR




FIRST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	84
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	49	83
England, Scotland & Wales	EU Directive 2002/91/EC 	

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