



wilkinsonbyrne

Residential Sales | Lettings & Management



Crowland Road, N15 6UL

£450,000 LEASEHOLD

A well presented four/five bedroom split level maisonette, located on popular residential road. Occupying over 1000 Sq ft of living space the property has recently been refurbished by the current owner and is sold on a chain free basis. Benefits include a reception room, kitchen/diner, four/five bedrooms and a contemporary bathroom. The property is located in the sought after South Tottenham area that is famed for its dynamic culture, strong sense of community and excellent transport links. Local attractions include delightful walks along the River Lea, Bernie Grant Arts Centre and the Bruce Castle museum with an array of restaurants in Tottenham and along Stoke Newington and Shoreditch that are the neighbouring areas. Offered with no onward chain.

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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.





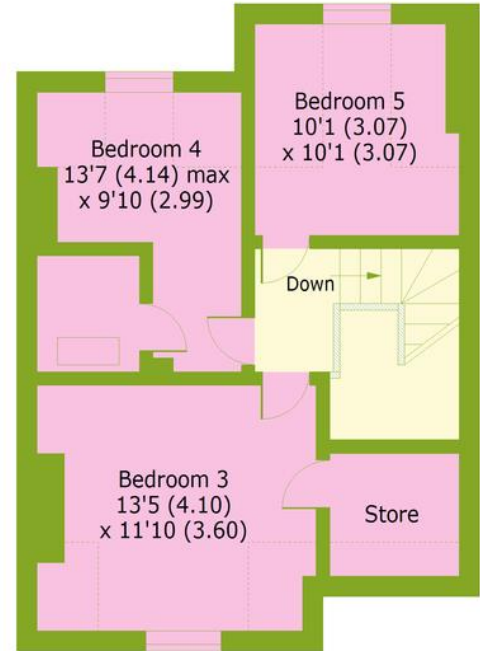
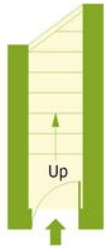
These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

Crowland Road, N15

Approx. Gross Internal Area (Including Reduced headroom) 1043 Sq Ft - 96.9 Sq M
 Approx. Gross Internal Area (Excluding Reduced headroom) 1150 Sq Ft - 106.8 Sq M



= Reduced headroom below 1.5 m / 5'0"



GROUND FLOOR
ENTRANCE

FIRST FLOOR

SECOND 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		54	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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		49	54
(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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