



## Harringay Road, London, N15 3JB

### Offers In Excess Of £380,000

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Cole Harding presents a beautifully presented two-bedroom Victorian first floor converted flat positioned on a favorable road moment from the vibrant Harringay Green Lanes. This charming first floor converted flat has been well maintained by the owners and provides a welcoming space for a first time buyer trying to get onto the property ladder or a investor looking for long term buy to let investment.

The property is enviably located in a sought-after residential area within easy access of Turnpike Lane, Harringay, Finsbury Park and Manor House stations, as well as an array of fashionable shops, bars, cafes and restaurants in nearby Harringay Green Lanes. The area is well served by excellent local schools and within the catchment area of Woodlands Park Nursery School, as well as beautiful open spaces including Finsbury Park, Chestnuts Park and Downhills Park.

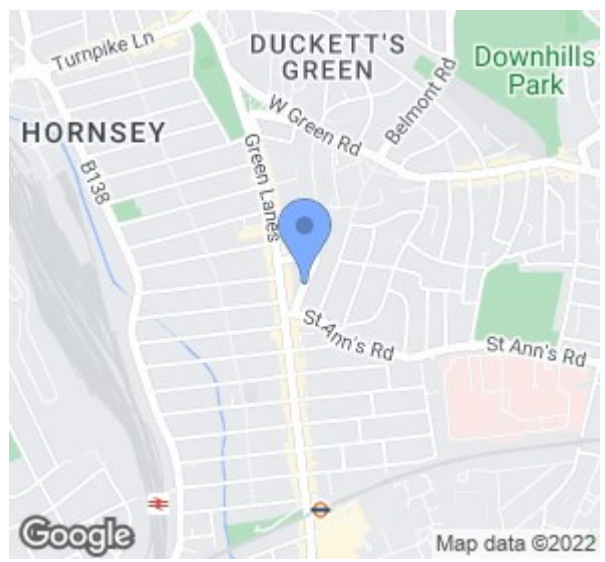
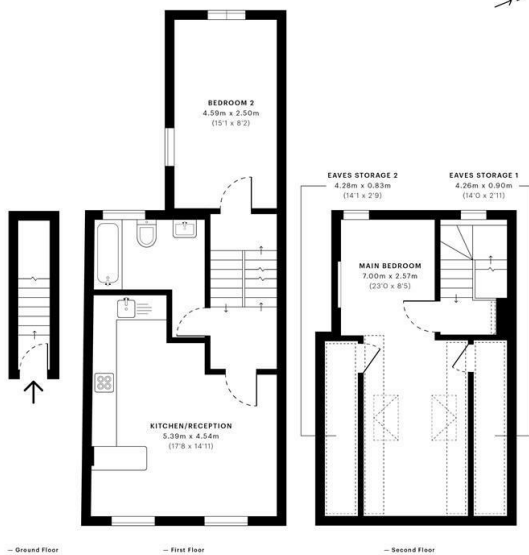
Lease 125 years.

- Two Bedroom Conversation
- First Floor Flat
- Modern Kitchen
- Modern Bath
- Chain Free
- Close to Turnpike Lane tube

#### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		76	79
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

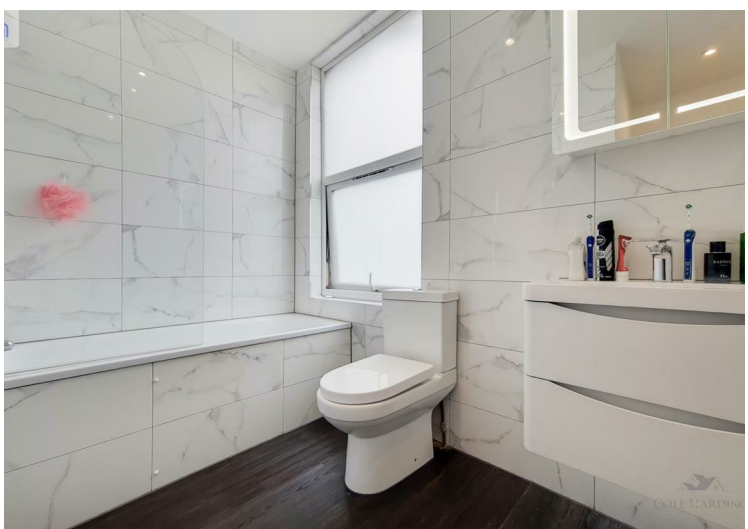
**GROSS INTERNAL AREA (GIA)**  
 The floor area of the property  
 76.63 sqm / 824.84 sqft

**NET INTERNAL AREA (NIA)**  
 Excludes walls and external features  
 Includes walkways, landings, etc.  
 69.80 sqm / 750.32 sqft

**EXTERNAL STRUCTURAL FEATURES**  
 Balconies, terraces, verandas, etc.  
 0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
 Classified area under 1.50m  
 12.25 sqm / 131.66 sqft

Spec Verified  
 RICS  
 Energy Performance Certificate (EPC) No: 1004/3180955/10/01/1460



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