



**SCOTLAND GREEN, N17**  
**£450,000 LEASEHOLD**

**DESCRIPTION:**

A two bedroom ground floor flat, in this recently constructed development, measuring 827sqft.

Sole Agents

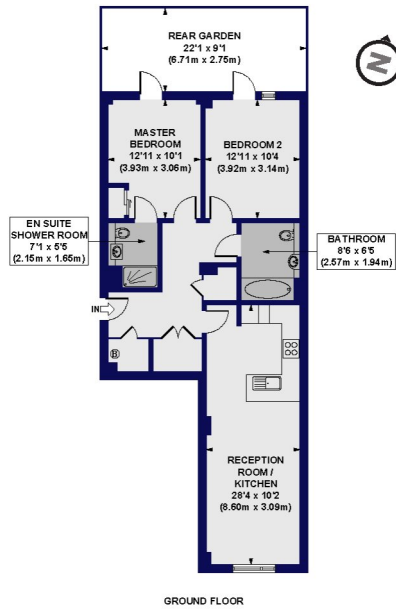
Harringay | 020 8800 5151 | harringay@winkworth.co.uk



for every step...

[winkworth.co.uk](https://www.winkworth.co.uk)

St. Andrews Court, Scotland Green, N17  
 Approx. Gross Internal Floor Area 827 sq. ft / 76.84 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute a warranty or representation by the vendor. Care should be taken as to the correct use of the internal or external measurements shown in these plans. Depend on the finished surfaces and structural work such as any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Harringay | 020 8800 5151 | harringay@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.