



**SYDNEY ROAD, N8**  
**£510,000 SHARE OF FREEHOLD**

**DESCRIPTION:**

Situated on a sought-after Harringay Ladder Street, this charming two-bedroom garden flat boasts inviting spaces and its own private garden, presenting an unmissable opportunity.

Chain Free. Sole Agents.

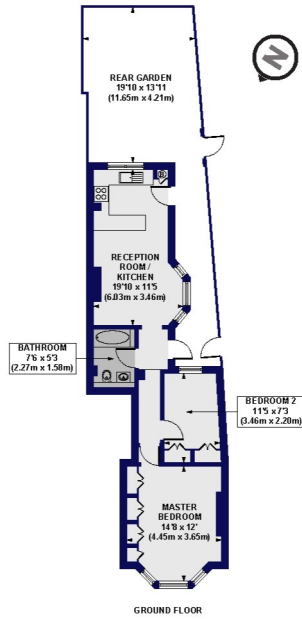
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Sydney Road, N8  
 Approx. Gross Internal Floor Area 548 sq. ft / 50.89 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute an express or implied warranty in the sales particulars. All measurements are taken from the internal or external face of the walls, doors and windows unless otherwise stated. Measurements are taken from the internal or external face of the walls, doors and windows unless otherwise stated. Measurements are taken from the internal or external face of the walls, doors and windows unless otherwise stated.



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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Share of Freehold

**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.

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