



**APPLE TREE ROAD, N17**  
**£800,000 FREEHOLD**

**DESCRIPTION:**

Recently built, this exceptional energy efficient three-bedroom modern house unfolds over three levels, offering a refreshing alternative to a Victorian fare that dominates this sought-after South Tottenham enclave not far from Downhills Park.

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## West Green Place, Apple Tree Road, N17

Approx. Gross Internal Floor Area 1308 sq. ft / 121.60 sq. m (Including Garden Room)

Approx. Gross Internal Floor Area 1248 sq. ft / 116.00 sq. m (Excluding Garden Room)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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	83	92
(81-91)	B		
(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:** 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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