



**EFFINGHAM ROAD, N8**  
**£1,200,000 FREEHOLD**

**DESCRIPTION:**

Nestled on a picturesque Victorian-lined street in the coveted Harringay Ladder is this stunning five double-bedroom family home, boasting a landscaped rear garden.

Sole Agents.

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

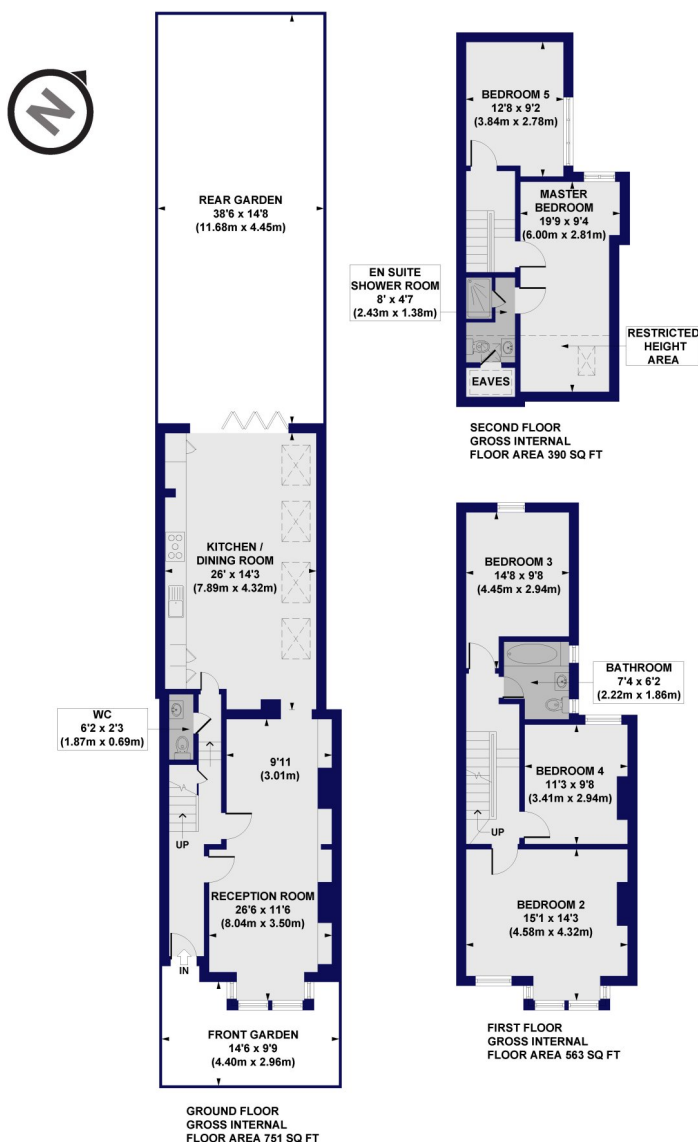
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# Effingham Road, N8

Approx. Gross Internal Floor Area 1704 sq. ft / 158.39 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Floor Area 1632 sq. ft / 151.64 sq. m (Excluding Restricted Height Area & Eaves)

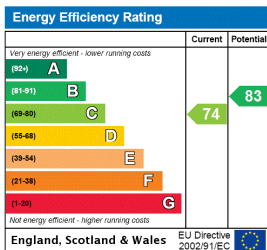


All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as 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.

For more details visit: <https://www.winkworth.co.uk/sale/property/HAR230614>



**Tenure:** Freehold  
**Term:** Expires -  
**Lease length:** 0 Year - 0  
**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

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