



EFFINGHAM ROAD, N8
£575,000 LEASEHOLD

DESCRIPTION:

Found in a quiet, one-way street on The Harringay Ladder, this charming two-bedroom garden flat spans the ground floor of a Victorian Era house. It features a landscaped private garden and easy access to the High Street and Station.

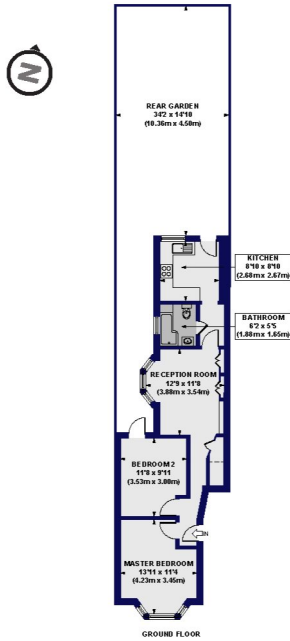
Harringay | 020 8800 5151 | harringay@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Effingham Road, N8
 Approx. Gross Internal Floor Area 603 sq. ft / 55.99 sq. m

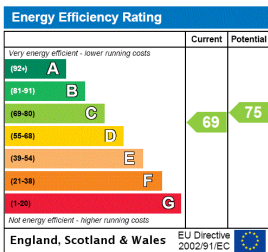


GROUND FLOOR

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. They are shown as approximate measurements and should not be relied upon for any purpose. The actual measurements of the property may vary from those shown in this plan. The vendor is not responsible for any errors or omissions in this plan. The plan is for illustrative purposes only and is not to scale.



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.



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.