



FROBISHER ROAD, N8
£1,100,000 FREEHOLD

DESCRIPTION:

A large four bedroom extended Victorian house with generous proportions situated along Frobisher Road, a highly favoured street within the Harringay Ladder. Chain Free.

Sole Agent

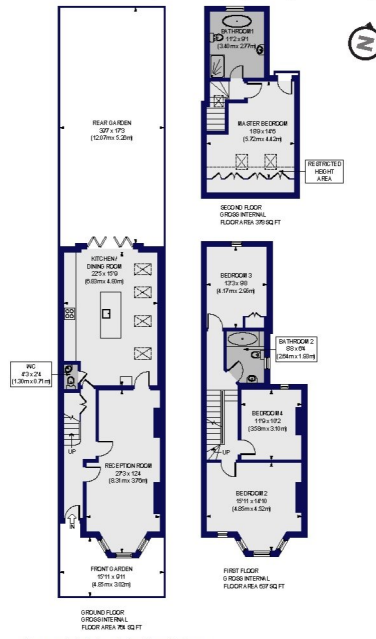
Harringay | 020 8800 5151 | harringay@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Frobisher Road, N8
 Approx. Gross Internal Floor Area 1779 sq. ft / 165.34 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 1715 sq. ft / 159.39 sq. m (Excluding Restricted Height Area)



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 units used in the floor plan. Measurements are given in feet and inches. All measurements are approximate and should not be relied upon for any purpose other than for illustration purposes only and should not be used for any other purpose.



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	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
53	74
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.

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.