

**KIRKTON ROAD, LONDON, N15**  
**£465,000 TO BE ADVISED**

**DESCRIPTION:**

This versatile one/two-bedroom ground floor conversion boasts its own private garden and is just moments away from Seven Sisters Underground Station (Victoria Line, Zone 3).

Chain Free. Sole Agents.

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



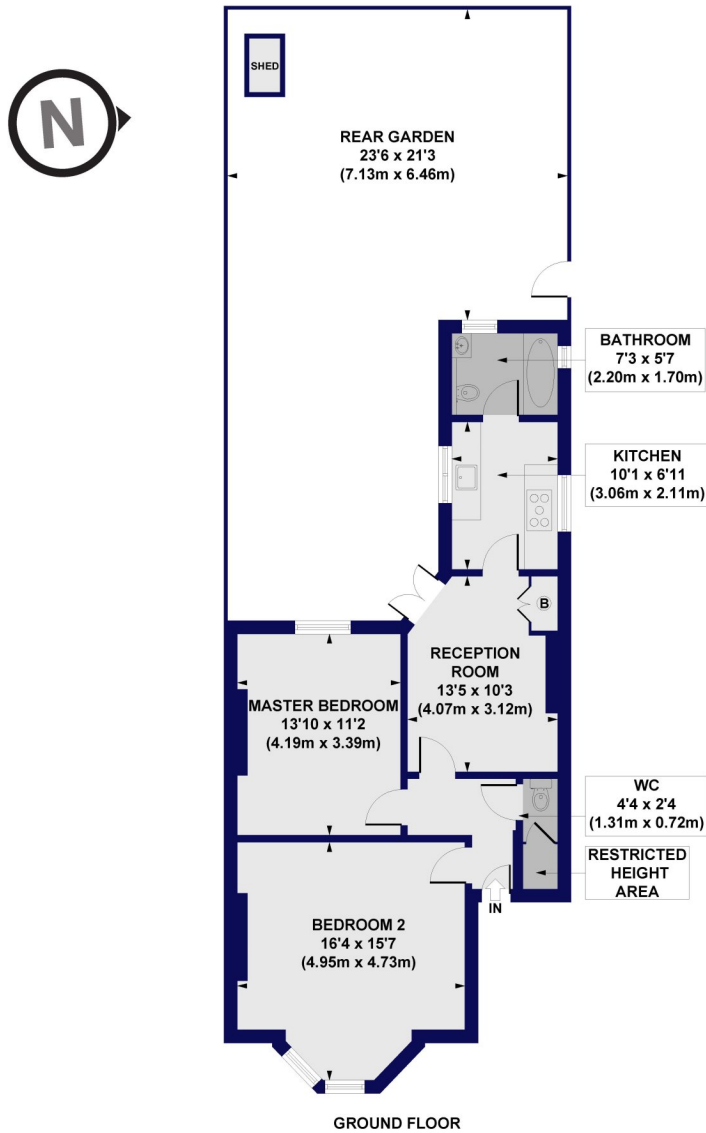
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## Kirkton Road, N15

Approx. Gross Internal Floor Area 707 sq. ft / 65.67 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 697 sq. ft / 64.76 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 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		
(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		56	75
EU Directive 2002/91/EC			

**Tenure:** To be advised

**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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