

NEWLYN ROAD, N17
£775,000 FREEHOLD

DESCRIPTION:

Nestled within a welcoming community, this timeless four-bedroom family home offers 1,738 sq ft of spacious living across three floors.

Sole Agents.

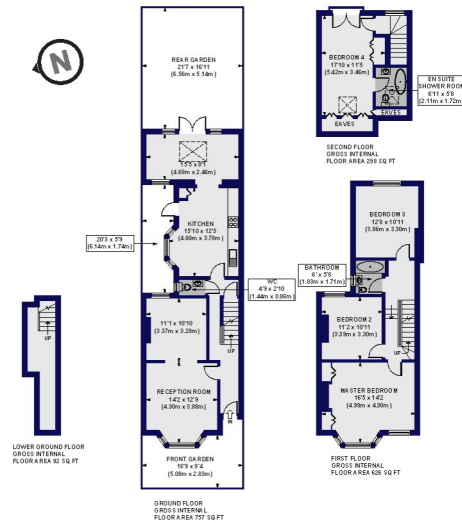
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Newlyn Road, N17
 Approx. Gross Internal Floor Area 1774 sq. ft / 164.77 sq. m (Including Eaves)
 Approx. Gross Internal Floor Area 1738 sq. ft / 161.45 sq. m (Excluding Eaves)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute a representation or warranty in relation to the actual size or location of any element of the property. All measurements are taken as shown on the floor plan and are not intended to be used for any other purpose. The position and size of windows, doors and other features are approximate.



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		65	79
(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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