



ELDON ROAD, N22
£760,000 FREEHOLD

DESCRIPTION:

This timeless four-bedroom Edwardian family residence is nestled within a welcoming community, strategically positioned for easy access to transport and amenities.

Sole Agents.

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

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Eldon Road, N2

Approx. Gross Internal Floor Area 1408 sq. ft / 130.79 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 1251 sq. ft / 116.24 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.

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		70	84
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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