



ELMHURST ROAD, N17
£700,000 FREEHOLD

DESCRIPTION:

A Victorian house that has been extended and converted into two flats, with some work still required, presents a great investment opportunity. The property is fully let.

For further details and to have a comprehensive discussion about this property, we invite you to reach out to

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

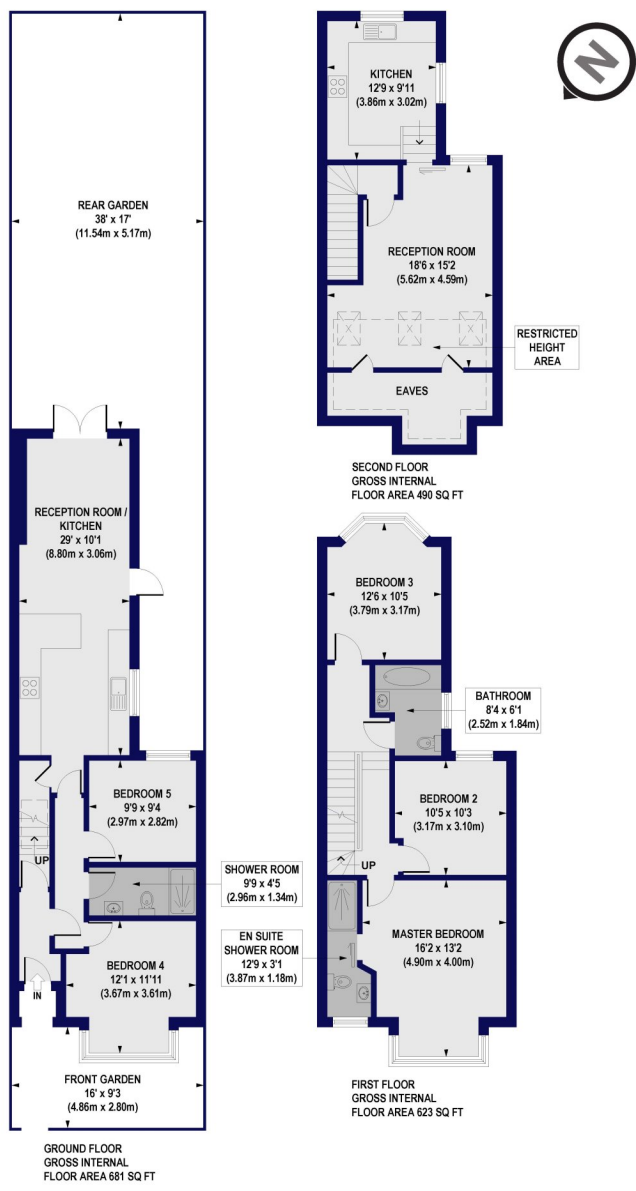


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Approx. Gross Internal Floor Area 1795 sq. ft / 166.72 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 1646 sq. ft / 152.96 sq. m (Excluding Restricted Height Area & Eaves)



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.



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+)	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	77
EU Directive 2002/91/EC			

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