



GROUND FLOOR FLAT, KITCHENER ROAD, LONDON, N17
£430,000 LEASEHOLD – UNDER OFFER AT ASKING PRICE

A TWO BEDROOM GARDEN FLAT

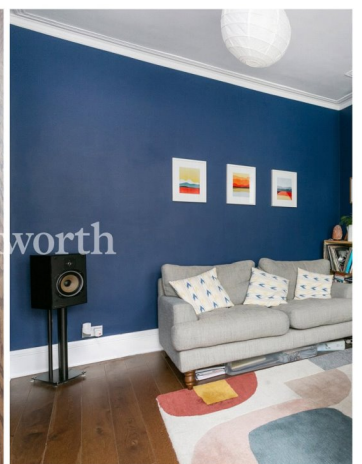
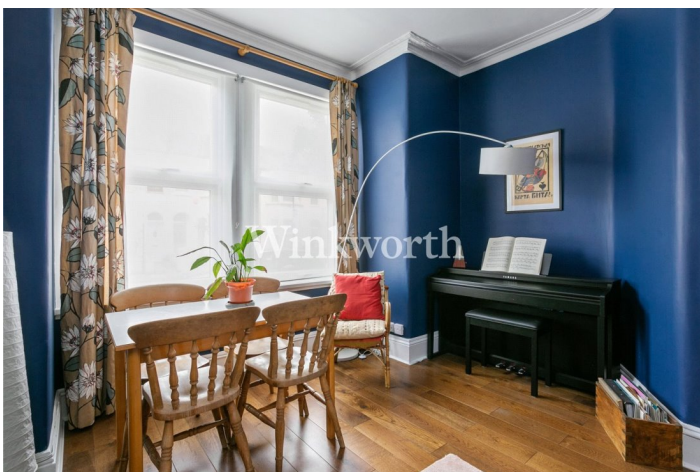
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DESCRIPTION:

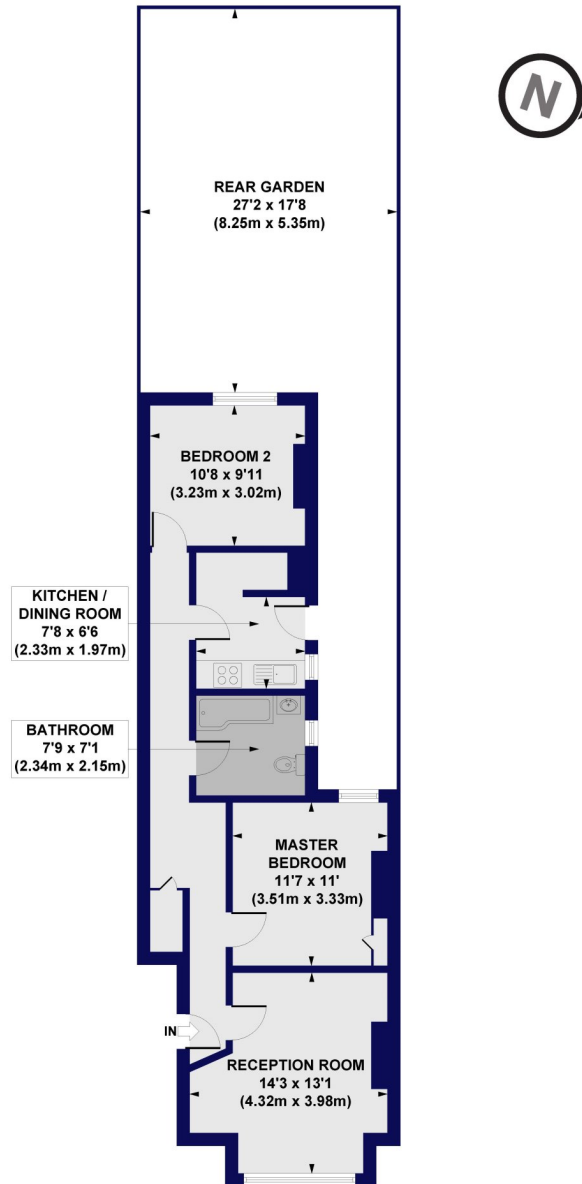
Nestled on a quiet, one-way street in South Tottenham is this beautifully assembled, two-bedroom ground floor Victorian conversion with access to garden.

Sole Agent





Kitchener Road, N17
Approx. Gross Internal Floor Area 687 sq. ft / 63.80 sq. m



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.

Winkworth

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		72	79
EU Directive 2002/91/EC			