



LORDSMEAD ROAD, N17  
**£825,000 FREEHOLD**

**DESCRIPTION:**

This exceptional five bedroom family home can be found on this sought after Bruce Grove street in N17.

Sole Agent

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

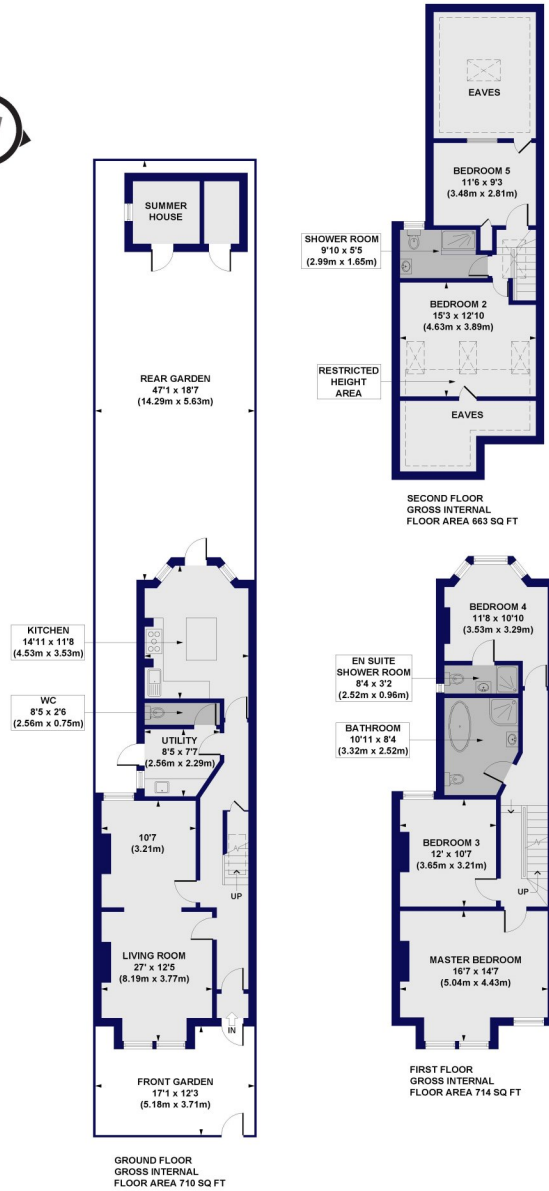
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# Lordsmead Road, N17

Approx. Gross Internal Floor Area 2169 sq. ft / 201.55 sq. m (Including Restricted Height Area, Eaves & Summer House)  
 Approx. Gross Internal Floor Area 1772 sq. ft / 164.64 sq. m (Excluding Restricted Height Area, Eaves & Summer House)



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+)	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		EU Directive 2002/91/EC	

**Tenure:** Freehold  
**Term:** Expires -  
**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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