







## STEELE ROAD, LONDON, N17 **£420,000 TO BE ADVISED**

## **DESCRIPTION:**

A charming first-floor Victorian conversion with direct garden access, peacefully situated in a quiet residential area between Seven Sisters and Bruce Grove.

Sole Agents

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



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## Steele Road, N17 Approx. Gross Internal Floor Area 673 sq. ft / 62.55 sq. m **BATHROOM** 9'10 x 8'6 (2.99m x 2.57m) B **KITCHEN REAR GARDEN** 11'9 x 9'10 25'7 x 7'7 (3.56m x 2.99m) (7.75m x 2.29m) BEDROOM 2 8'11 x 6'9 (2.70m x 2.06m) MASTER **BEDROOM** 10'6 x 9' **GROUND FLOOR** (3.19m x 2.74m) **GROSS INTERNAL** FLOOR AREA 10 SQ FT **RECEPTION ROOM** 14'11 x 12'5 (4.53m x 3.77m) UP FIRST FLOOR **GROSS INTERNAL GROUND FLOOR** FLOOR AREA 629 SQ FT **GROSS INTERNAL** FLOOR AREA 34 SQ FT 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.

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