



**WARHAM ROAD, N4**  
**£600,000 SHARE OF FREEHOLD**

**DESCRIPTION:**

This beautifully presented two bedroom ground floor garden flat, affords a great position on Warham Road, a highly favoured Harringay Ladder street.

Share of Freehold.

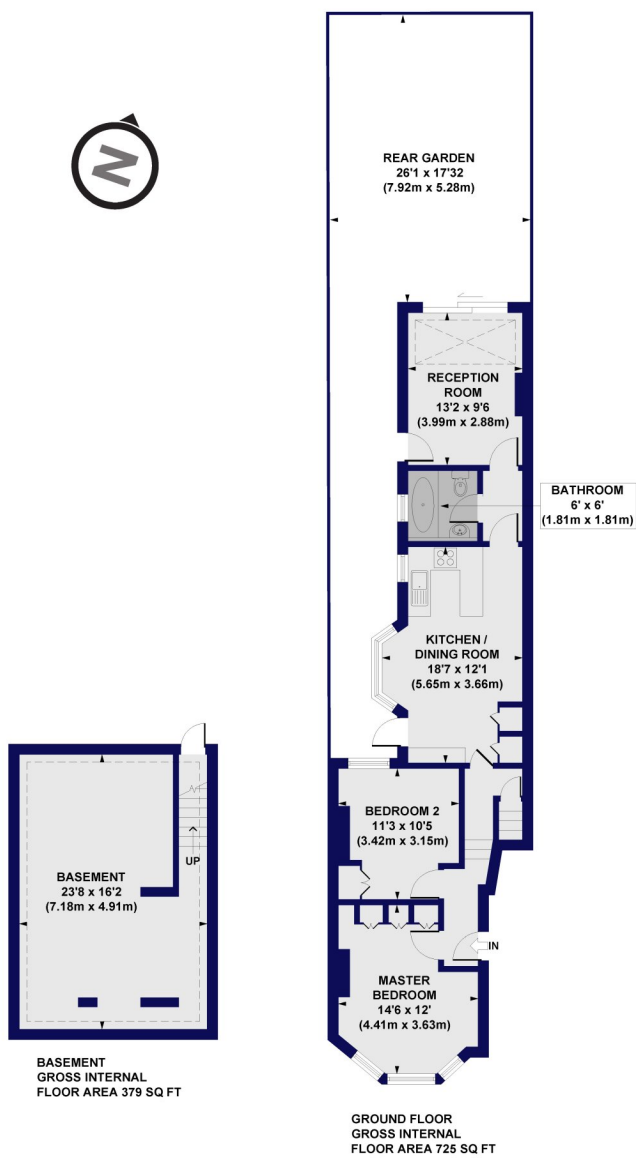
Harringay | 020 8800 5151 | harringay@winkworth.co.uk



for every step...

# Warham Road, N4

Approx. Gross Internal Floor Area 725 sq. ft / 67.35 sq. m (Excluding Basement)  
 Approx. Gross Internal Floor Area 1104 sq. ft / 102.57 sq. m (Including Basement)



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		71	78
EU Directive 2002/91/EC			

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