



**RADLEY ROAD, N17**  
**£900,000 FREEHOLD**

**DESCRIPTION:**

Nestled within a tranquil enclave of Bruce Grove, this timeless Edwardian residence graces a serene street, epitomising the charm of this sought-after neighborhood.

Sole Agents.

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



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Radley Road, N17  
 Approx. Gross Internal Floor Area 1533 sq. ft / 142.39 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 an estimate or representation by the vendor. Care should be taken as to the actual size and location of any fixtures and fittings as shown on the floor plan. The vendor does not warrant the accuracy of any measurements or information shown on the floor plan. The vendor is not responsible for any errors or omissions in this information.



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	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: 69	Potential: 84
England, Scotland & Wales	EU Directive 2002/91/EC

**Tenure:** Freehold  
**Term:** 0 year and 0 months  
**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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