



MANCHESTER ROAD, LONDON, N15

**£620,000 LEASEHOLD**

**A STUNNING THREE BEDROOM SPLIT LEVEL PURPOSE BUILT EDWARDIAN MAISONETTE WITH PRIVATE GARDEN LOCATED ON A QUIET RESIDENTIAL ROAD IN N15.**

**Winkworth**





## DESCRIPTION:

A stunning three bedroom split level purpose built Edwardian maisonette with private garden located on a quiet residential road in N15.

This flat has been maintained to a high standard by its present owners and benefits from its own entrance, beautifully kept private rear garden, modern kitchen and bathroom and many original features.

In addition to being conveniently close to Stamford Hill Overground Station, which provides easy access to Liverpool Street, Seven Sisters Tube Station (Victoria Line) and Manor House Tube Station (Piccadilly Line), Heysham Road is ideally situated for local shops and transport options.

\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.\*

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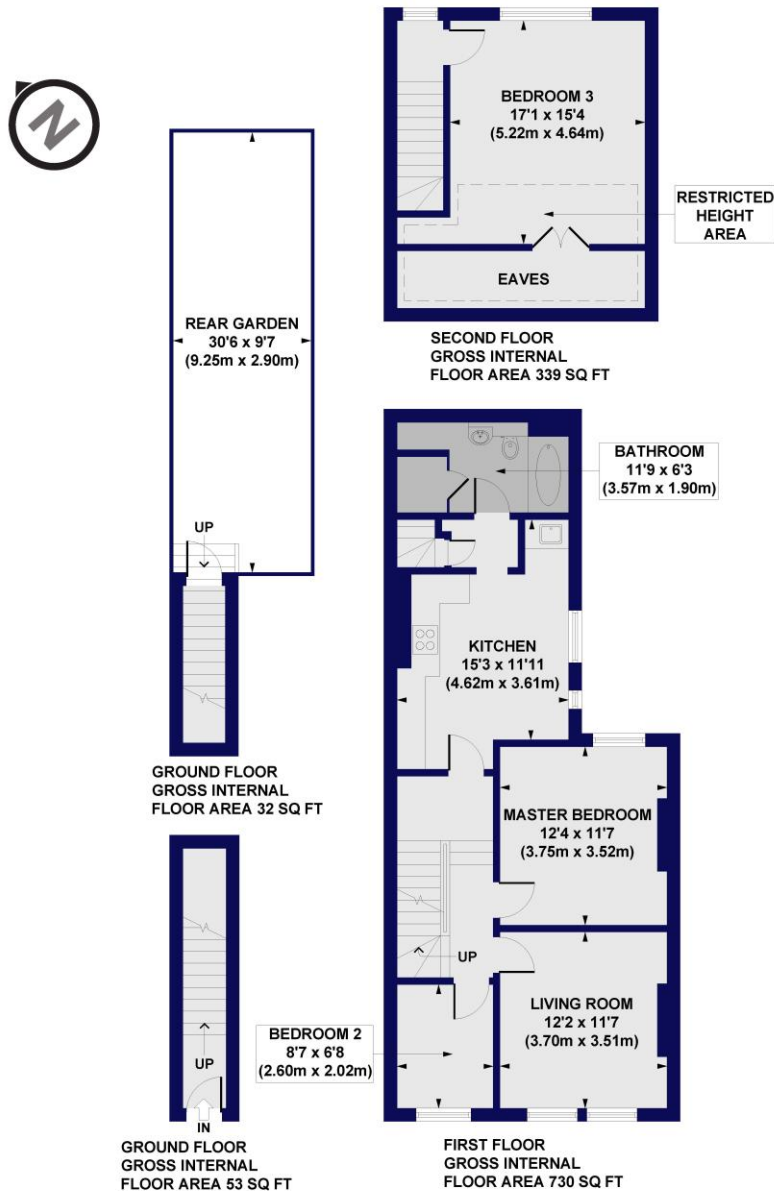
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## Manchester Road, N15

Approx. Gross Internal Floor Area 1154 sq. ft / 107.23 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 1014 sq. ft / 94.21 sq. m (Excluding Restricted Height Area & Eaves)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HIH250267>

**Tenure:** Leasehold

**Term:** 101 year and 10 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 300 Annually (subject to increase)

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were

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See things differently

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