





RUTLAND GARDENS, N4 **£575,000 SHARE OF FREEHOLD** 

## **DESCRIPTION:**

A striking three double bedroom flat arranged over two levels, located on the desirable Harringay Gardens N4

Sole agent.

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



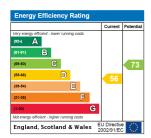
for every step...

## Rutland Gardens, N4 Approx. Gross Internal Floor Area 853 sq. ft / 79.29 sq. m (Including Restricted Height Area) MASTER BEDROOM RECEPTION ROOM / 14'8 x 10'11 KITCHEN (4.46m x 3.31m) 15'4 x 13'8 (4.66m x 4.15m) **EN SUITE** SHOWER ROOM 7'2 x 5'7 (2.18m x 1.69m) UP **BEDROOM 3** ATTIC 11'2 x 9'6 **GROSS INTERNAL** (3.40m x 2.87m) FLOOR AREA 231 SQ FT BATHROOM 8'10 x 5'10 (2.67m x 1.76m) BEDROOM 2 11'10 x 9'7 (3.59m x 2.91m) FIRST FLOOR GROUND FLOOR **GROSS INTERNAL GROSS INTERNAL** FLOOR AREA 550 SQ FT FLOOR AREA 74 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 sellor, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection otherwise as to the correctness of the information certained in these plar. This plan is for illustrative gurposes only and should be used as such by any commentation such assets.

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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