



BRUCE GROVE, TOTTENHAM, LONDON, N17
£410,000 LEASEHOLD

A TWO BEDROOM GARDEN FLAT.



Winkworth

AT A GLANCE

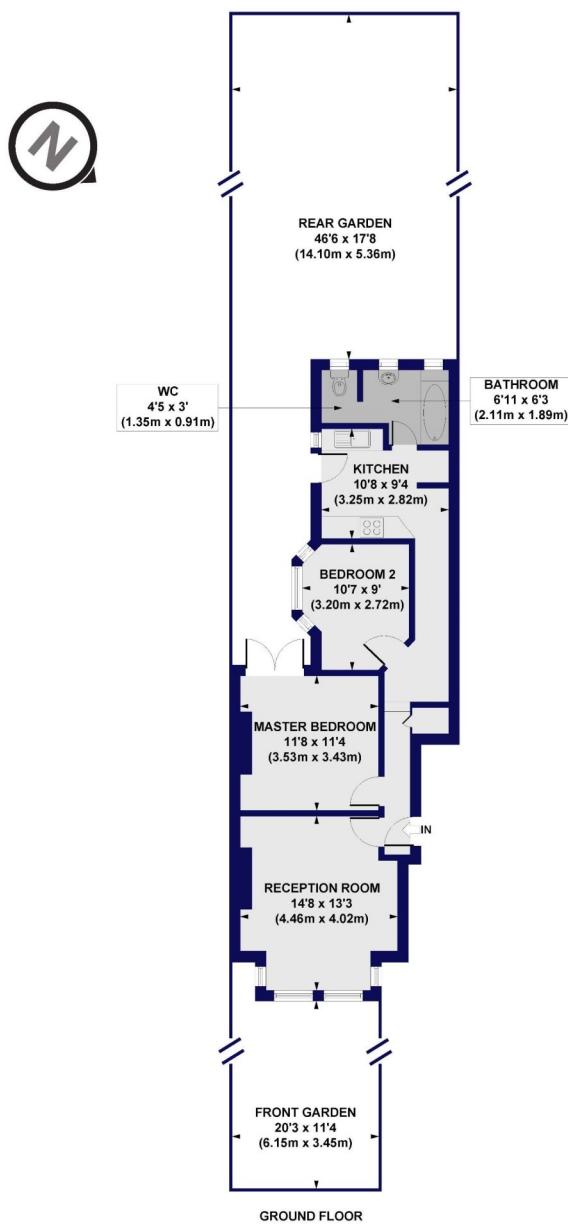
- 2 Double Bedrooms
- Reception Room with High Ceilings
- Bathroom
- Modern Kitchen
- Period Features
- Private Garden
- Close To Transport Links
- Off street parking

DESCRIPTION

This characterful two-bedroom garden flat occupies the entire ground floor of an Edwardian bay-fronted house, nestled in the sought-after location of N17.



Bruce Grove, N17
Approx. Gross Internal Floor Area 647 sq. ft / 60.15 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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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	EU Directive 2002/91/EC	