



WIGHTMAN ROAD, N4  
**£320,000 LEASEHOLD**

**DESCRIPTION:**

This well presented one bedroom, first and second floor duplex apartment can be found moments from Finsbury Park and Harringay Overground station.

Chain Free. Sole Agents.

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

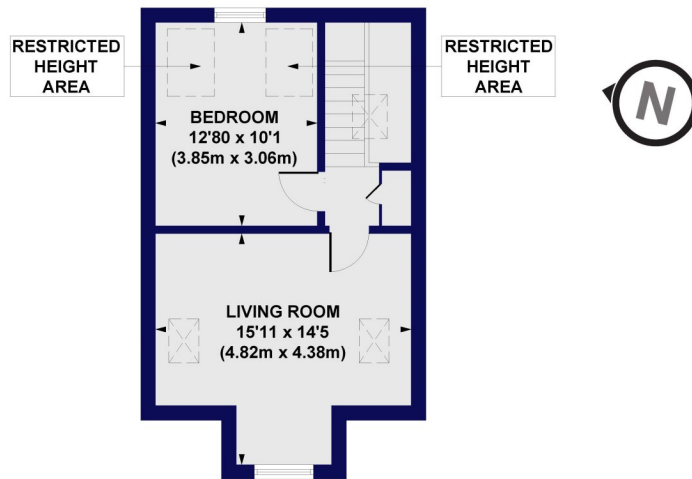


for every step...

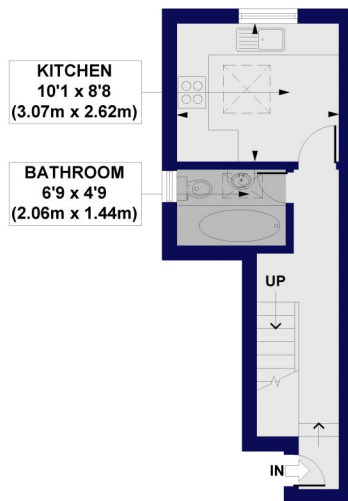
## Wightman Road, N4

Approx. Gross Internal Floor Area 608 sq. ft / 56.48 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 574 sq. ft / 53.36 sq. m (Excluding Restricted Height Area)



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 400 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 208 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 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	80
EU Directive 2002/91/EC			

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

**Winkworth**

for every step...

winkworth.co.uk

winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.