



PEMBERTON ROAD, N4

£699,950 SHARE OF FREEHOLD – UNDER OFFER AT ASKING PRICE

4 BED FLAT

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



DESCRIPTION:

****Guide Price £675,000 - £700,000****

Currently arranged over 3 full levels (including the loft) and approx. 1302 Sq.ft of living accommodation, boasting the original room proportions, this property has scope to extend even further up in to the loft space and a possible roof terrace (subject to normal Harringay council consent)

THE OWNERS SAYS -

- Offers potential buyers the unique opportunity of purchasing a substantial 4 bedroom property

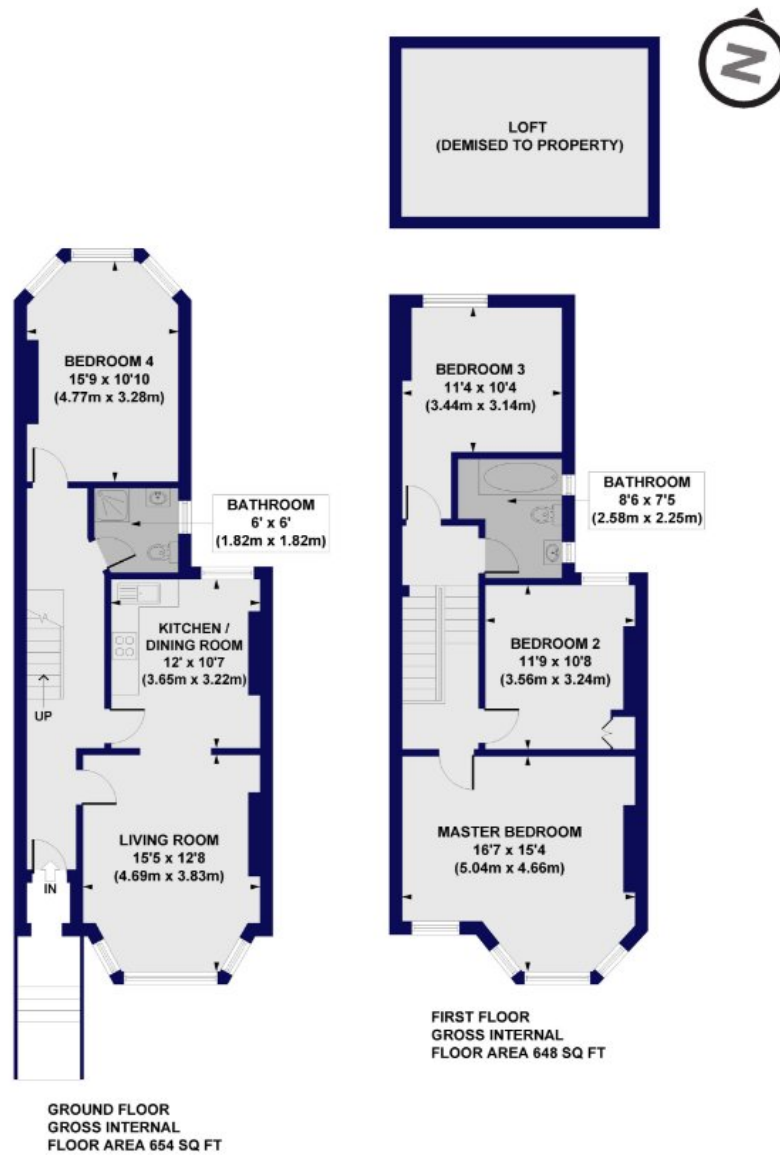
on the sought-after ladder at a price point which is considerably lower than the alternatives (i.e. £1.1M+ for a house)

- Private entrance
- Approx. 1302 Sq. Ft of living space.
- Spacious, bright, with high ceilings and many period features
- Comes with a freehold
- HMO compliant (in the case someone wishes to purchase as an investment)
- Provides the option of substantial additional space by converting both the loft and creating outside space by building a roof terrace, based on other building precedents set in the area (subject to council approval)

- Sale is not subject to any forward chains
- Harringay is an up-and-coming area, which is expected to see a significant increase in property value over the coming years



Pemberton Road, N4
Approx. Gross Internal Floor Area 1302 sq. ft / 120.98 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.



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	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
61	73
England, Scotland & Wales	
EU Directive 2002/91/EC	