



**CLARENDON ROAD, LONDON, N15**  
**OFFERS IN EXCESS OF £800,000**

**A FOUR BEDROOM FAMILY HOME.**



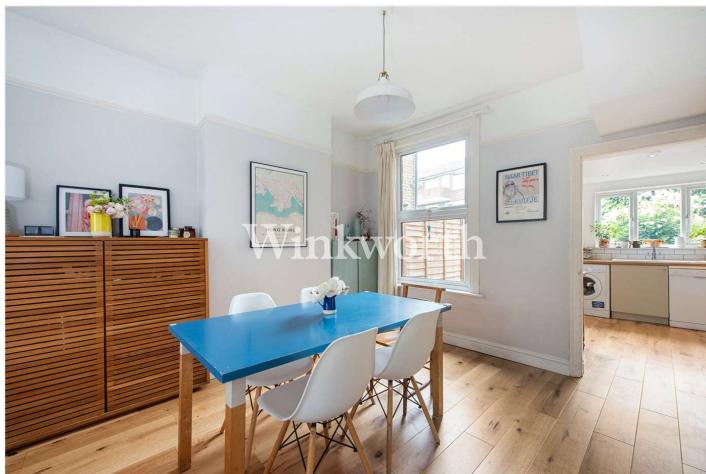
## AT A GLANCE

- Four Bedrooms
- Open Plan Receptions
- Modern Kitchen
- Private Garden
- Two Bathrooms
- Great Location
- Potential To Extend (STPP)

## DESCRIPTION

Filled with charm and character and offering an abundance of natural light throughout is this beautiful family home.

Sole Agent.

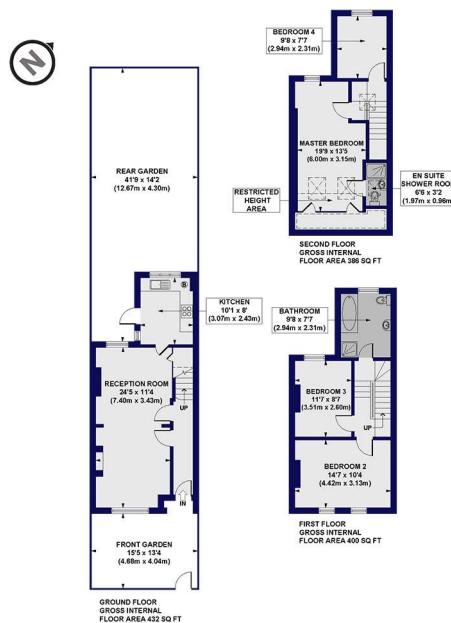


## ACCOMMODATION



### Clarendon Road, N15

Approx. Gross Internal Floor Area 1218 sq. ft / 113.13 sq. m (Including Restricted Height Area)  
Approx. Gross Internal Floor Area 1148 sq. ft / 106.67 sq. m (Excluding Restricted Height Area)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not necessarily reflect any actual measurements. Any intending purchaser must satisfy himself by inspection or otherwise as to the actual condition of the property. Winkworth do not hold themselves responsible for any inaccuracies in these details. Measurements are approximate and for guidance only.

**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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	