



SHERRINGHAM AVENUE, N17
£715,000 FREEHOLD

DESCRIPTION:

Arranged over three bright and spacious floors, this four-bedroom house offers 122sqm (1,315sqft) of character-filled living space.

Chain Free.

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



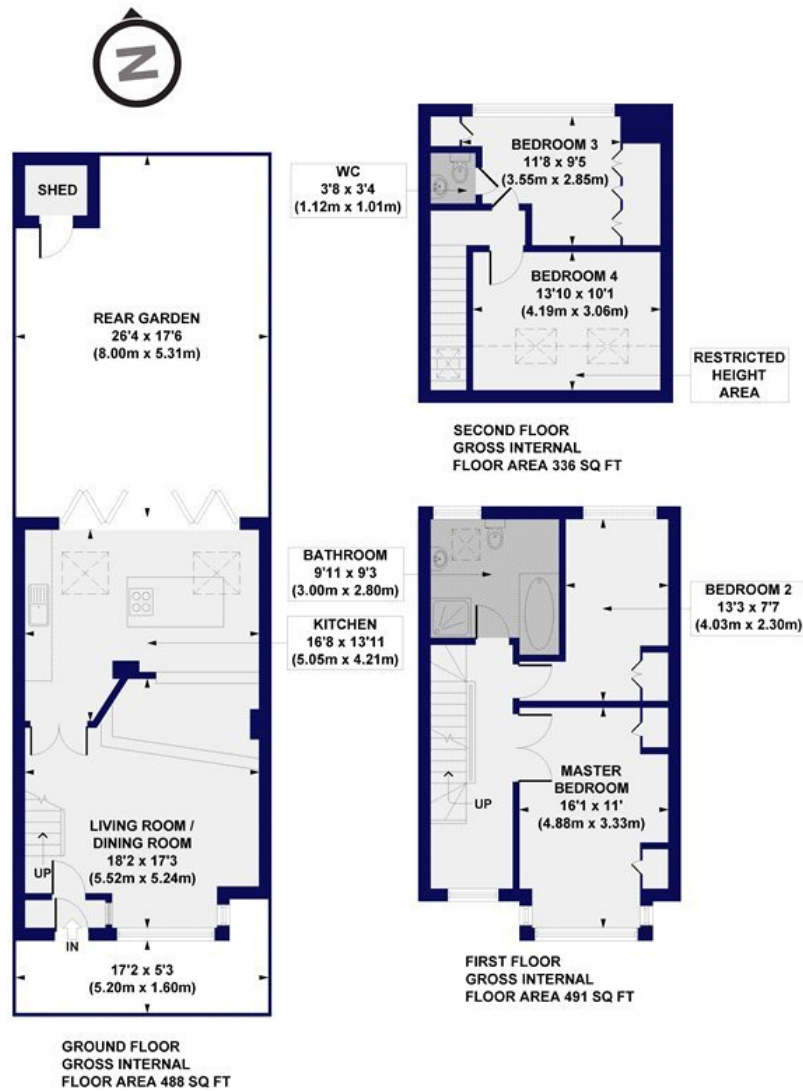
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Sherringham Avenue, N17

Approx. Gross Internal Floor Area 1315 sq. ft / 122.17 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1269 sq. ft / 117.92 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 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			
(92-100)	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		61	81
EU Directive 2002/91/EC			

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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