



WARHAM ROAD, N4  
£610,000 SHARE OF FREEHOLD







## WARHAM ROAD, N4

**This wonderful three-bedroom apartment is arranged over the two top floors of an attractive Victorian terrace and boasting direct access to a sunny south-facing rear garden.**

**Sole agent.**

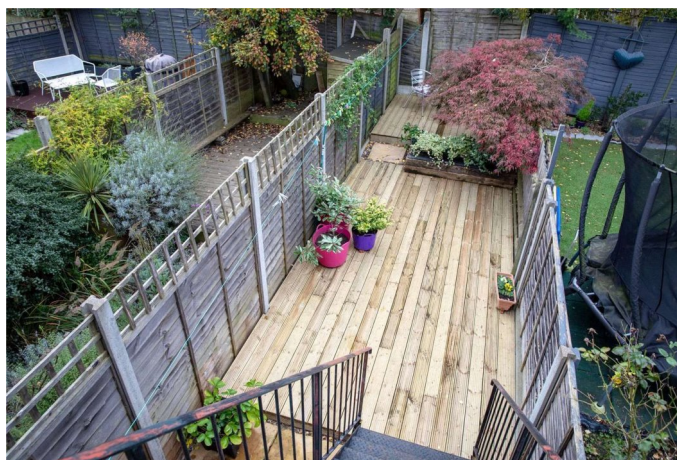
The total accommodation is over two-levels and measures approx. 1083 Sq.ft.

Found half-way up the hill, this bright and spacious top floor apartment blends stylish modern décor with attractive period detailing.

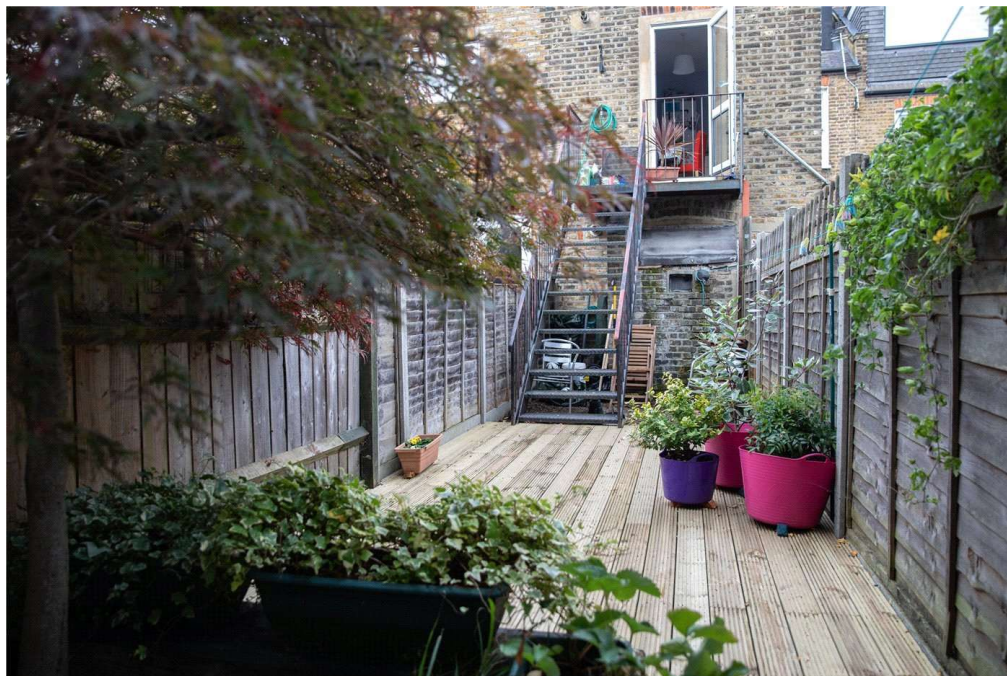
Accommodation comprising: Large bay fronted reception room with trademark fire place, kitchen-breakfast room affording access via stairs down to private rear garden, three bedrooms spread over the first floor and top floors modern bathroom.

This area has become extremely popular due to the well-regarded primary school at South Harringay, with a good Ofsted rating.

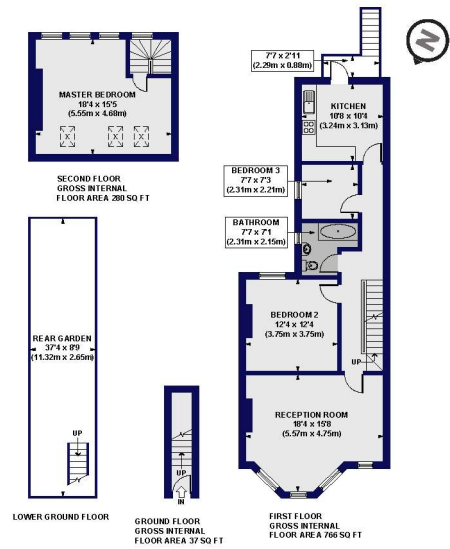
Found on the Harringay Ladder, an area flush with some lovely Turkish restaurants, cafes, coffee shops and independent organic stores. Transport links include – Manor House (Zone 2) & Turnpike Lane Underground Station (Piccadilly Line Zone 3) and Harringay Rail Station (to Kings Cross or Moorgate in less than 20 minutes), both approx. 7 minutes' walk away, also within close proximity to bus routes that will take you into central London.







Warham Road, N4  
 Approx. Gross Internal Floor Area 1083 sq. ft / 100.65 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not consider any necessary compensation for the value, their space or UP. Details of any infrastructure should be subject to inspection or otherwise as to the condition of the property and its contents. This plan is for illustrative purposes only and should be verified such by any prospective purchasers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	69	76
(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	

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