



**EDGECOT GROVE, N15**  
**£285,000 LEASEHOLD**

**DESCRIPTION:**

A spacious one-bedroom ex-local authority apartment, conveniently situated in close proximity to Seven Sisters BR & Underground Station.

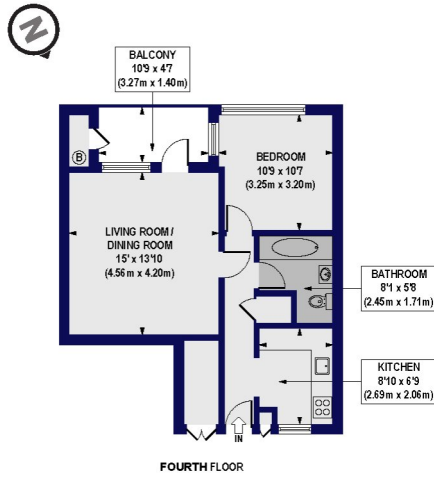
Sole Agent.

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



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Edgecot Grove, N15  
 Approx. Gross Internal Floor Area 497 sq. ft / 46.19 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not include any required clearances for the safe operation of the same. All measurements are taken from the internal face of the wall or door unless otherwise stated. Measurements are taken as shown on the floor plan unless otherwise stated. Measurements are taken from the internal face of the wall or door unless otherwise stated. Measurements are taken from the internal face of the wall or door unless otherwise stated. Measurements are taken from the internal face of the wall or door unless otherwise stated.



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+)	A		
(81-91)	B		
(69-80)	C	79	79
(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	

**Tenure:** Leasehold  
**Term:** Expires - 17/05/2128  
**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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