



**EFFINGHAM ROAD, N8**  
**£1,075,000 FREEHOLD**

**DESCRIPTION:**

An exceptional Four double bedroom Victorian family house situated on the Harringay Ladder. Close to Transport Links.

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

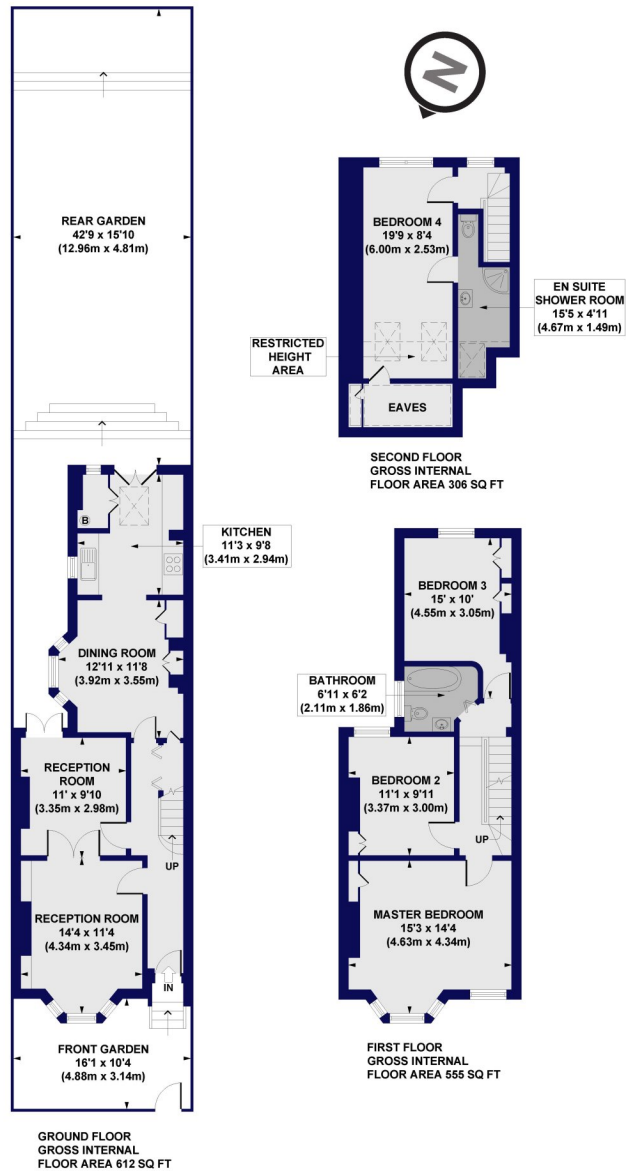


for every step...

## Effingham Road, N8

Approx. Gross Internal Floor Area 1473 sq. ft / 136.88 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 1389 sq. ft / 129.01 sq. m (Excluding Restricted Height Area & Eaves)



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.

**Tenure:** Freehold  
**Term:** Expires -  
**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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