



HAMPDEN ROAD, N8
£1,125,000 FREEHOLD

DESCRIPTION:

This substantial Five Bedroom Victorian Family house sits proudly on Hampden Road, one of the many sought after streets that make up the Harringay Ladder.

Sole Agent

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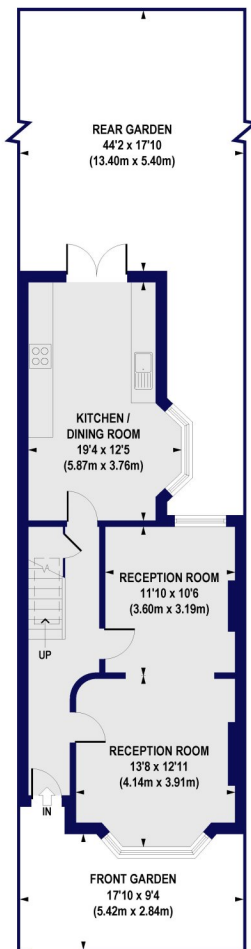
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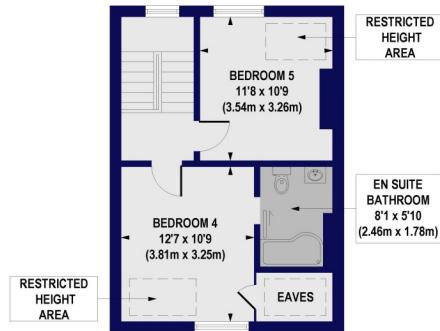
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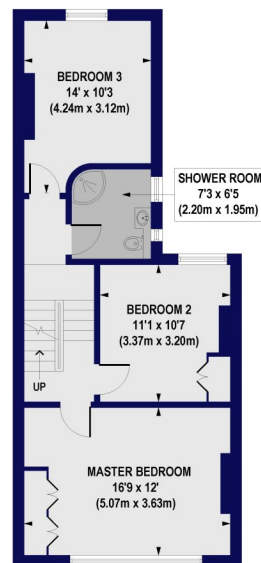
Approx. Gross Internal Floor Area 1631 sq. ft / 151.52 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 1563 sq. ft / 145.20 sq. m (Excluding Restricted Height Area & Eaves)



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 619 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 420 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 592 SQ FT

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		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	
		71
	23	

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