



HAMPDEN ROAD, LONDON, N8  
£500,000 LEASEHOLD

## 2 BED GARDEN FLAT

Harringay | 020 8800 5151 | [harringay@winkworth.co.uk](mailto:harringay@winkworth.co.uk)





## DESCRIPTION:

A beautifully presented two bedroom ground floor garden flat situated on a popular Harringay ladder street, close to transport links, Parks and restaurants.

Sole Agent



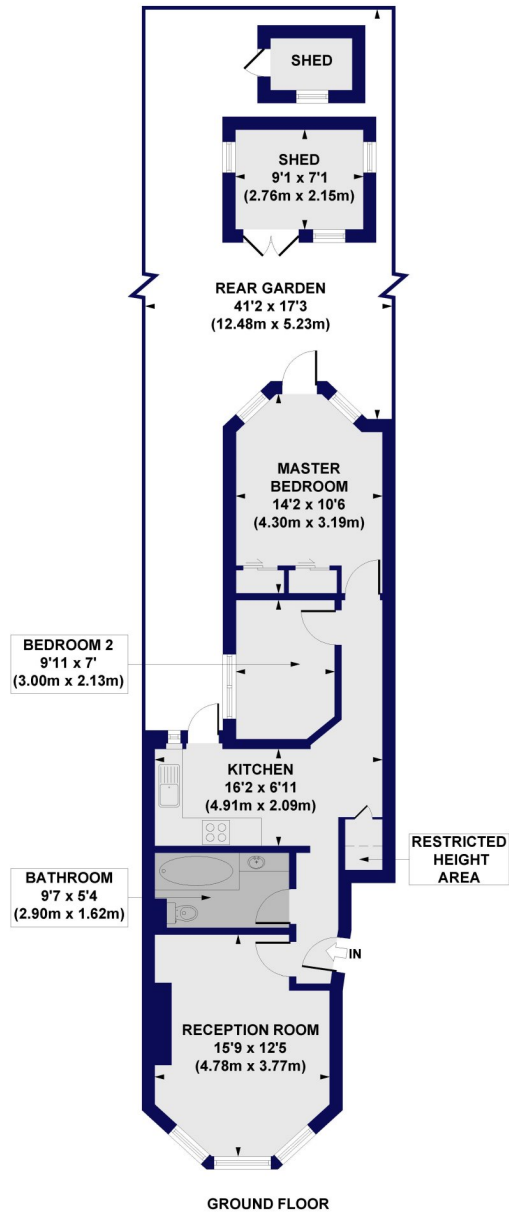




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Approx. Gross Internal Floor Area 629 sq. ft / 58.40 sq. m (Including Restricted Height Area & Excluding Shed)

Approx. Gross Internal Floor Area 624 sq. ft / 57.99 sq. m (Excluding Restricted Height Area & Shed)



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.

**Winkworth**

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)		77
D (55-68)	56	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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