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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>64</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£590,000

Freehold

- Four Bedroom Home
- 1262 Sq. Ft
- Kitchen/Diner
- Requiring Modernisation
- Large Rear Garden
- No Onward Chain



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





# About The Property...

The generously sized terraced home situated within short walking distance of both public transport and local High Street amenities. Whilst requiring modernisation throughout, offers an abundance of potential and internal space, with a large throughout lounge, kitchen/diner and bathroom on the ground floor, followed by the first floor which comprising of a further bedrooms, and a total of four bedrooms. In addition to this, the property boasts a sizeable rear garden which could easily facilitate an extension (subject to the necessary planning permission).

## Key Information

- Freehold
- 1262.60 Sq. Ft
- Council Tax -Haringey - Band D
- EPC Rating - 64(D)

