

# FOR SALE

- Three bedrooms
- Extended terrace house
- Two receptions
- Kitchen
- Ground floor w.c
- Double glazing/Gas central heating (untested)
- First floor bathroom
- Front and rear gardens



Compton Crescent, London, N17  
Chain Free £400,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

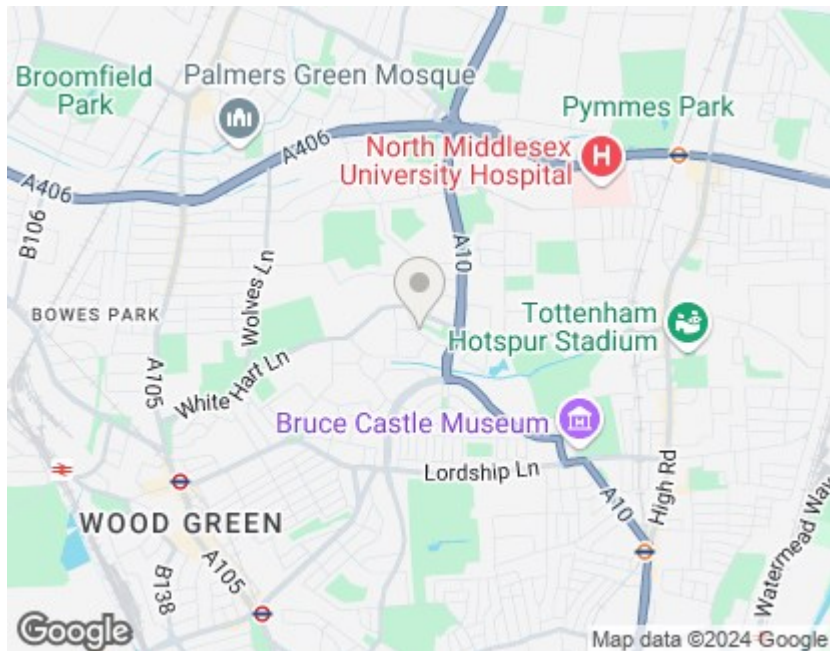
# Compton Crescent, London, N17

Attention CASH BUYERS ONLY: Prime opportunity to snap up a three-bedroom terrace house in need of full modernisation!

Situated on Compton Crescent, a residential area near White Hart Lane, this property boasts convenience to local shops, bus routes, and excellent road connections to London via the A10. It's easily accessible to Wood Green underground station and White Hart Lane mainline stations.

This property, available through probate sale, is awaiting application for probate in the near future.

Council Tax Band: D by Haringey Council.

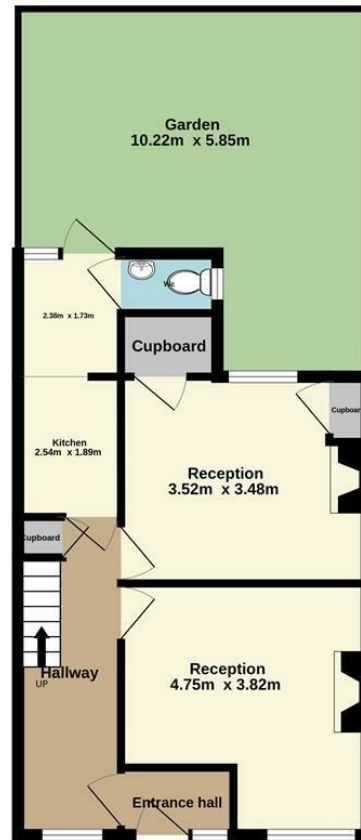


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales		EU Directive 2002/91/EC

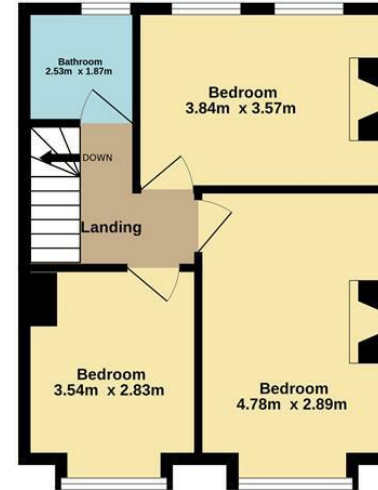


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Ground floor  
57.7 sq.m. approx.



1st floor  
49.5 sq.m. approx.



TOTAL FLOOR AREA : 107.2 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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