



Handbook
Council
Residents
only
Phone: 047
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Mattison Road, Harringay, N4 1BD

£565,000

 Coultons

PROPERTY SUMMARY

Offering for sale this charming ground floor two double bedroom flat in a period conversion situated on the sought after and desirable Harringay Ladder. Added benefits include an open plan lounge with kitchen, a family bathroom, double glazing, gas central heating, a cellar which which is great for storage and has a utility room. From the lounge, double French doors open onto the well presented rear garden which is approximately 36ft in length with two paved patio areas.

We have been advised that the property comes with a lease of over 900 years remaining with peppercorn ground rent.

Mattinson Road a highly sought after road on the Harringay Ladder, ideally located for the busy shopping area of Green Lanes with all its restaurants, bars and coffee shops and within easy reach of trendy Crouch End along with the green spaces of both Finsbury & Alexandra Parks. Local transport links includes Turnpike Lane Underground Station (Piccadilly Line Zone 3), Manor House Underground Station (Piccadilly Line Zone 2), Harringay Rail Station (to Kings Cross or Moorgate) & London Overground from Harringay Green Lanes.

In our opinion this property would make an excellent home for a first time buyer or for anyone wishing to down size. Viewing is highly recommended.

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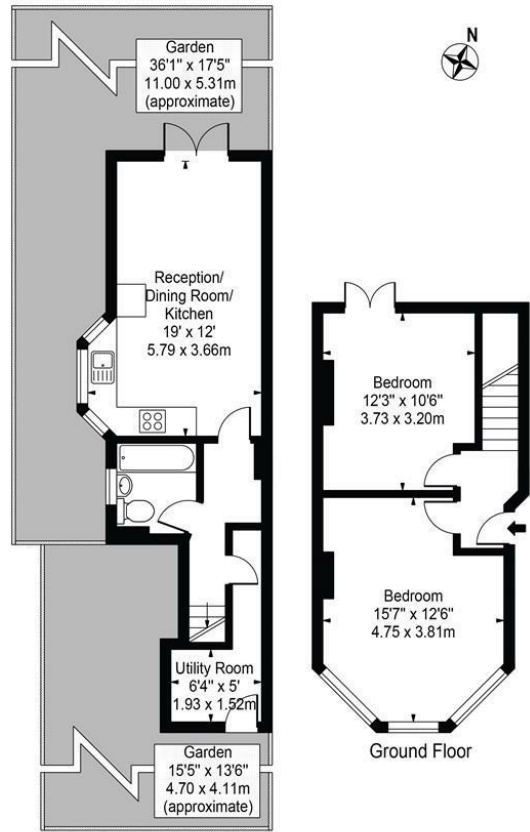








Mattison Road, N4 1BD
 Approx. Gross Internal Area 690 Sq Ft - 64.10 Sq M



Lower Ground Floor
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY

Haringey

TENURE

Leasehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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/tenants are advised to recheck the measurements



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