



# SYMON SMITH

RESIDENTIAL & COMMERCIAL ESTATE AGENTS  
AND PROPERTY MANAGEMENT

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## **76 Wargrave Avenue, London, N15, N15 6UB**

### **Asking Price £985,000**

Symon Smith present this spacious house for sale. Wargrave Avenue, N15 is a highly-favoured, tree-lined, residential turning situated on the border of Stamford Hill.

The house features: Two reception rooms, kitchen/diner, shower room, separate wc, two bedrooms and bathroom/wc., the property has great potential to redevelop and create a large family house in a sought after location.

Transport links are superb with a choice of Seven Sisters tube/train (Victoria Line) station and South Tottenham train station both located very close by.

**\*\*CHAIN FREE - VACANT POSSESSION\*\***

- |                       |                   |                            |
|-----------------------|-------------------|----------------------------|
| ■ Freehold            | ■ Two Bedroom     | ■ Kitchen/diner            |
| ■ En suite to Bedroom | ■ Ground Floor wc | ■ Ground Floor Shower Room |
| ■ Bathroom/wc         | ■ EPC Rating - D  | ■ Council Tax Band - E     |

Wargrave Ave, London N15 6UB



Total Area: 120.4 m<sup>2</sup> ... 1296 ft<sup>2</sup> (excluding shed)  
All measurements are approximate and for display purposes only.



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