

, London, N13 4SX









Melbourne Avenue





Description

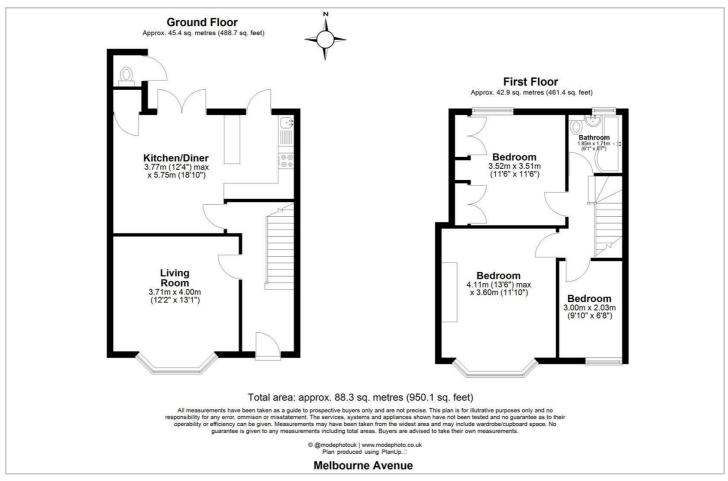
A tastefully presented three bedroom family home conveniently located close to transport, shops, parks and schools.

- Brilliant Transport Links
- Close to Bowes Park station
- Close to Outstanding Schools
- Close to Ample Shops
- Close to Myddleton Road
- Newly Re-Decorated Throughout

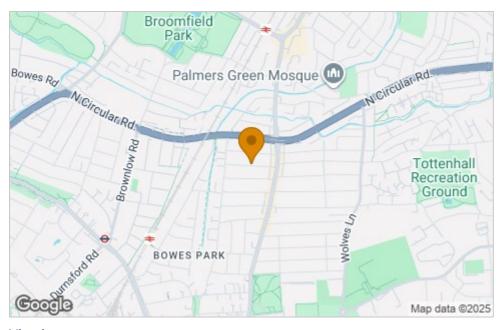








Area Map



Viewing

Please contact our James Edward Office on 020 7952 5197 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		1
Not energy emicient - nigher running costs		
England & Wales	EU Directiv	
England & Wales	2002/91/E	
England & Wales	2002/91/E	c •
England & Wales Environmental Impact (CO ₂) Rat	2002/91/E	c •
England & Wales Environmental Impact (CO ₂) Rat Very environmentally friendly - lower CO2 emission	2002/91/E	c •
England & Wales Environmental Impact (CO ₂) Rat Very environmentally friendly - lower CO2 emission (92 plus) A	2002/91/E	c •
England & Wales Environmental Impact (CO ₂) Rat Very environmentally friendly - lower CO2 emission	2002/91/E	c •
England & Wales Environmental Impact (CO ₂) Rat Very environmentally friendly - lower CO2 emission (92 plus) A	2002/91/E	
England & Wales Environmental Impact (CO ₂) Rat Very environmentally friendly - lower CO2 emission (92 plus) A (81-91)	2002/91/E	c •
England & Wales Environmental Impact (CO ₂) Rat Very environmentally friendly - lower CO2 emission (92 plus) A (81-91) B (69-80) C	2002/91/E	c •
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England & Wales Environmental Impact (CO ₂) Rat Very environmentally friendly - lower CO2 emission (92 plus) A (81-91) B (69-80) C (55-68) D (39-54)	2002/91/E	c •
England & Wales Environmental Impact (CO ₂) Rat Very environmentally friendly - lower CO2 emission (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-35) F (1-20) G Not environmentally friendly - higher CO2 emission	2002/91/E ing Current	Potential

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.