

HUNTERS[®]

HERE TO GET *you* THERE



Hanover Road

London, N15 4DL

£1,750





Area Map



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Spacious two double bedroom ground floor flat with a sole use Garden, located within moments from Seven Sisters Station-Victoria Line.

This delightful period conversion eagerly awaits its new occupants. Property is filled with sunlight, refreshing yet modern touches, and room for entertaining, this flat has all the elements needed to make a cosy and inviting home.

Spend this winter curled up in the living room around the fireplace mantle with room for an insert and space to display your favourite mementoes as you catch a glimpse of the snow falling outside your windows. Or whip up a warm beverage in the fully equipped kitchen with quality appliances, including a gas range. The long, private garden is sure to delight year-round as you make the most of the space by playing in the snow this winter, hanging lights in the trees, planting flowers in the spring, and hosting garden parties next summer.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING OR LETTING? If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

