



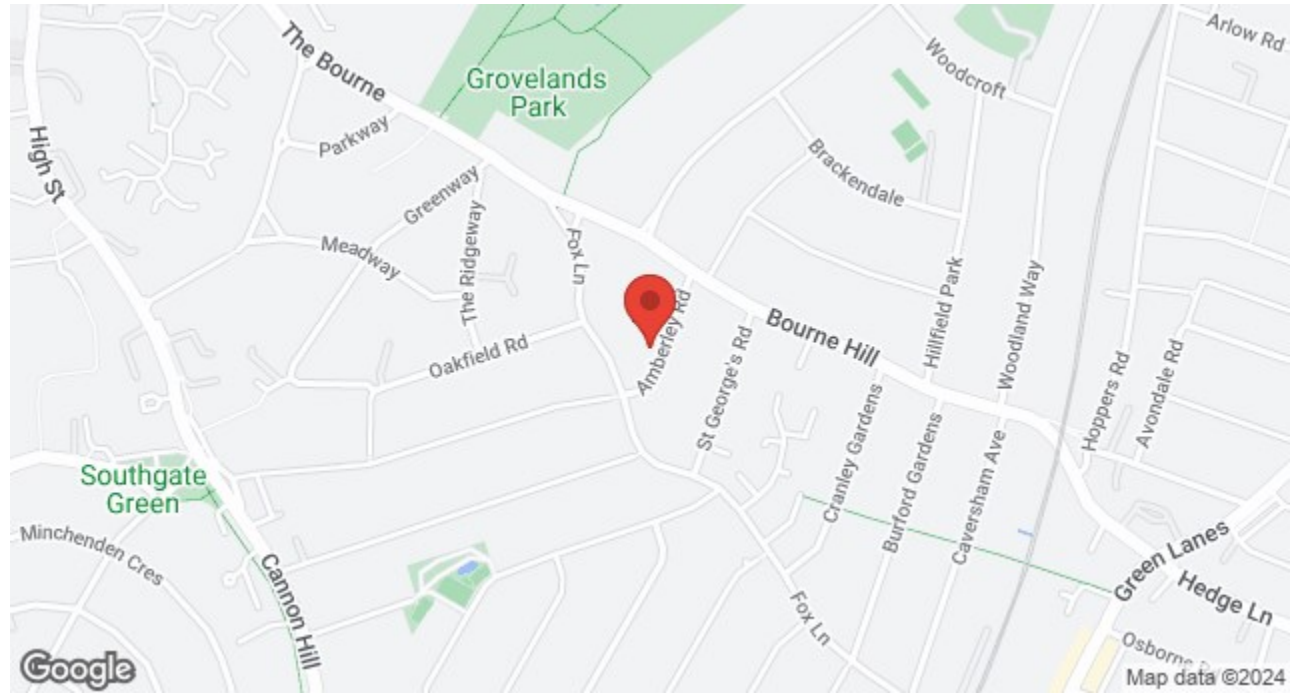
## AMBERLEY ROAD, N13 4BH



### Offers in excess of £800,000 Freehold

- EDWARDIAN TERRACED HOUSE
- THREE BEDROOMS
- KITCHEN
- PRIVATE REAR GARDEN
- CHAIN FREE
- PLANNING GRANTED FOR REAR EXTENSION AND LOFT CONVERSION
- TWO RECEPTION ROOMS
- BATHROOM
- OFF STREET PARKING

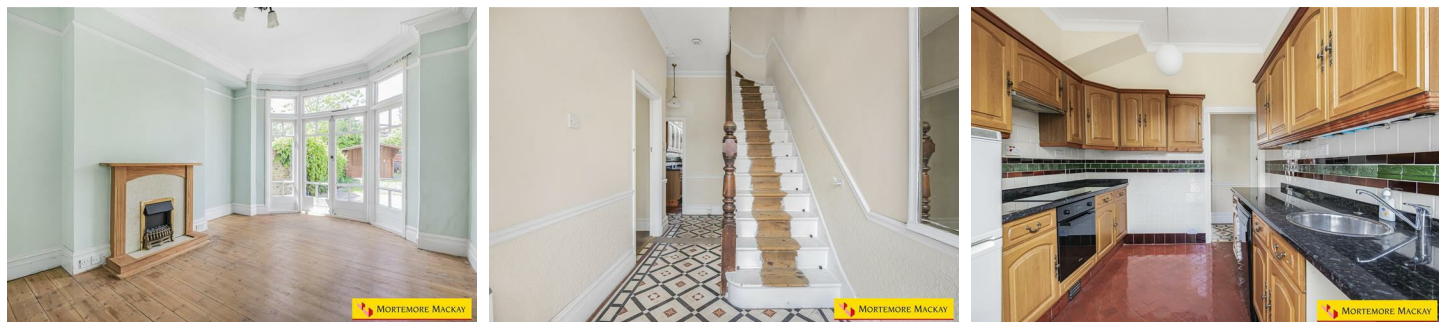
# Property Details



Approximate Gross Internal Area 1341 sq ft – 125 sq m  
 Ground Floor Area 665 sq ft – 62 sq m  
 First Floor Area 611 sq ft – 57 sq m  
 Outbuilding Area 65 sq ft – 6 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	38	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	