

## OLD PARK RIDINGS, N21 2EY



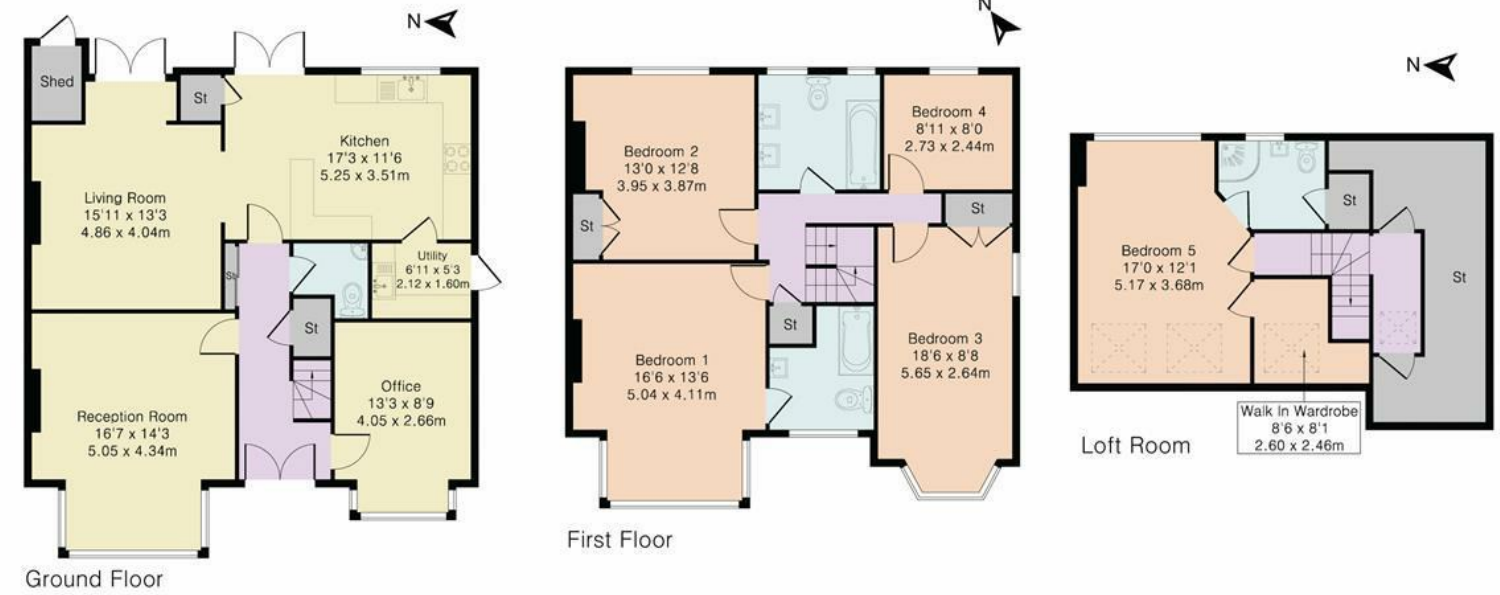
**£1,150,000**

- CHAIN FREE
- THREE RECEPTION ROOMS
- UTILITY ROOM
- TWO ENSUITES
- GARDEN
- EXTENDED DOUBLE FRONTED SEMI DETACHED
- KITCHEN
- FIVE BEDROOMS
- FAMILY BATHROOM
- OFF STREET PARKING

# Property Details



Approximate Gross Internal Area 2228 sq ft – 207 sq m  
 Ground Floor Area 1017 sq ft – 95 sq m  
 First Floor Area 841 sq ft – 78 sq m  
 Loft Room Area 370 sq ft – 34 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		81
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

