

SIWARD ROAD

London N17 7PJ



TWO DOUBLE BEDROOM TERRACED HOUSE

BRIGHT & AIRY RECEPTION ROOM

GOOD SIZED KITCHEN

DOWNSTAIRS THREE PIECE SUITE BATHROOM

REAR GARDEN WITH PATIO

CLOSE TO UNDERGROUND & MAIN LINE STATIONS

WITHIN EASY REACH OF BOTH WOOD GREEN & TOTTENHAM HIGH ROADS

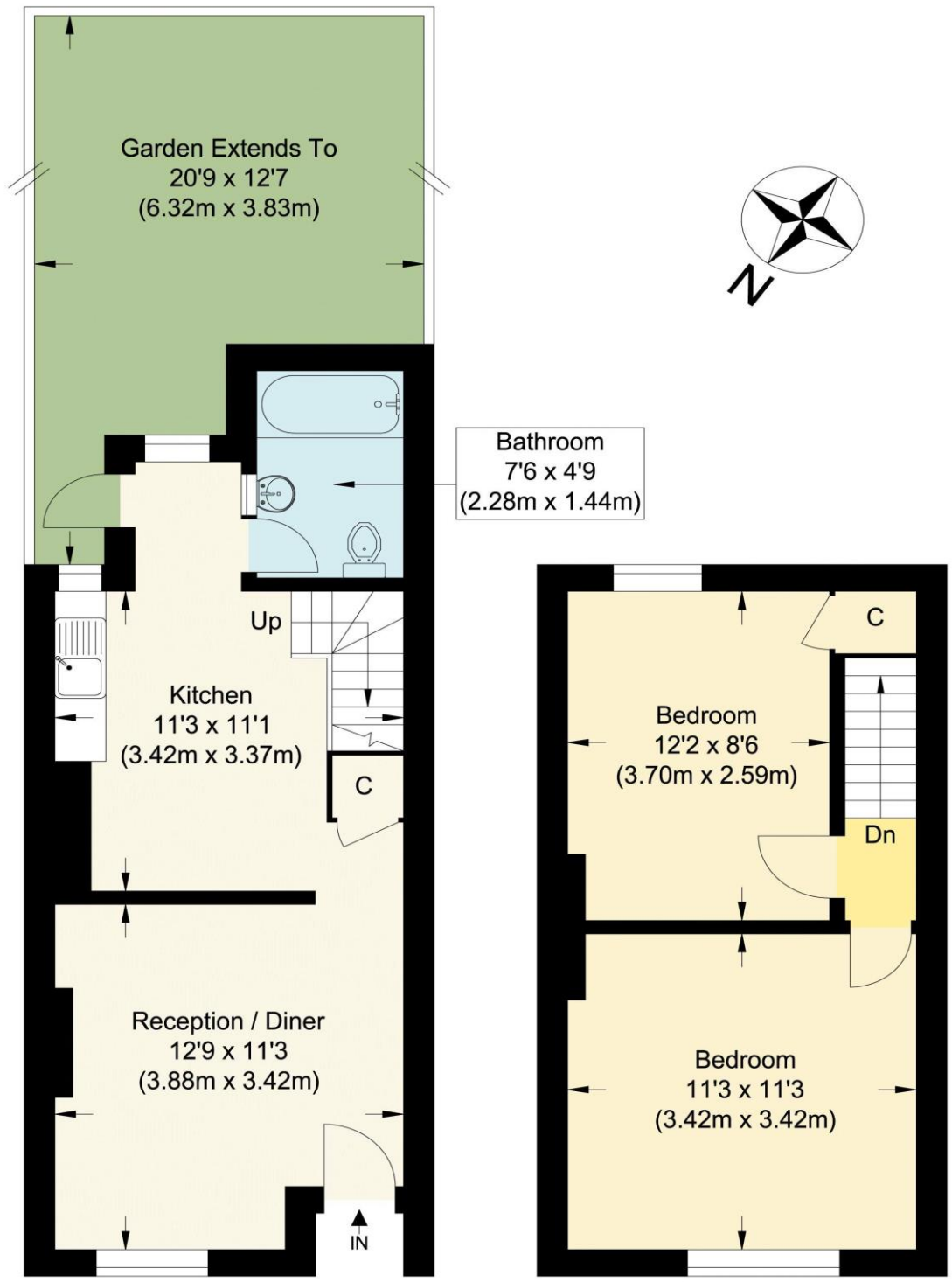
AMENITIES TO SUIT ALL REQUIREMENTS WITHIN EASY REACH

£399,995

Freehold

James Hayward have pleasure in offering a two double bedroom, terraced home, situated in a quiet residential street, within easy reach of both Wood Green and Tottenham High Roads with both areas offering amenities to suit all requirements. The property provides bright and airy living space and is complemented by a good sized garden with patio and is also well served by transport links including Wood Green and Turnpike Lane Underground (Piccadilly Line) and Bruce Grove main line stations. Green spaces are in abundance including Bruce Castle Park and Lordship Recreation Ground. Council Tax Band: C





Ground Floor

First Floor



Siward Road

Approximate Gross Internal Floor Area : 55.1 sq m / 593.09 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

4, Seward Road LONDON N17 7PJ	Energy rating D	Valid until: 13 December 2027
		Certificate number: 9878-0980-7202-5953-5990

Property type	Mid-terrace house
Total floor area	53 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/9878-0980-7202-5953-5990>

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Viewing: Strictly by appointment via owner's Agent

James Hayward on 020 8367 4000

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000