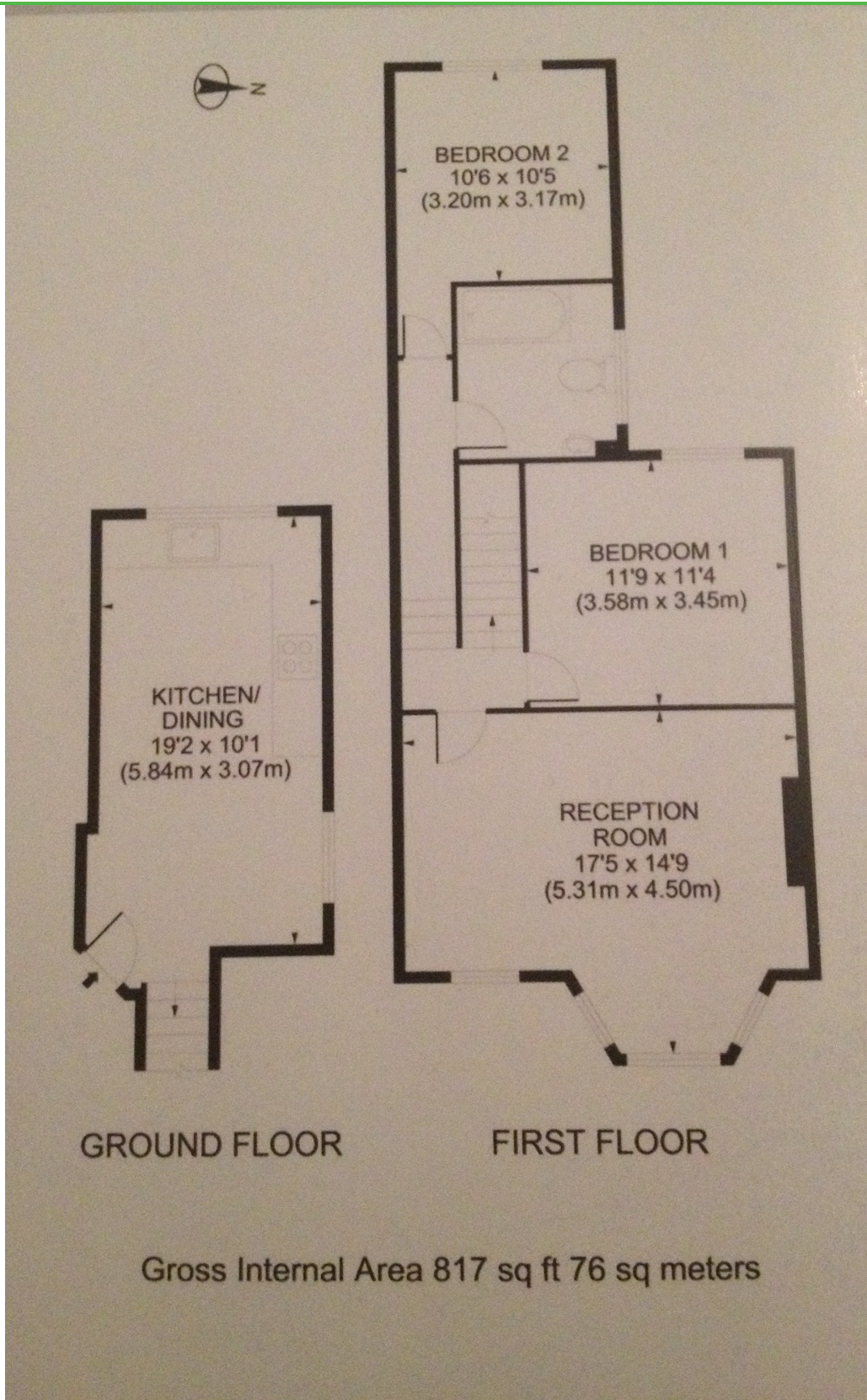




Property Description

Spacious 817sq ft split level two double bedroom flat situated on Wightman Road and located on the much sought after Harringay Ladder. Consisting of two very good size double bedrooms, large bright separate reception room with double glazed sash windows & bay window. Space for a desk in either the dining or lounge area. Modern bathroom with three-piece suite and fully fitted spacious kitchen with gas hob, integrated appliances and dining area. Further benefits include gas central heating, double glazing, and high ceilings. The property is located within a short distance to Green Lanes N4 with various popular restaurants, shops and Harringay shopping arena. Excellent transport links to Central London including Manor House tube (Piccadilly line) and Haringey Green Lanes BR Unfurnished. Available 15th August 2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

