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trustworthy
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straightforward
honest *a breath of*
professional *fresh air*
accessible
friendly *dependable*
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Quotes taken from independent Google reviews 2006 to 2016



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Siward Road, London N17

£450,000 FOR SALE

House - Terraced

2 1 1



Siward Road, London N17

£450,000

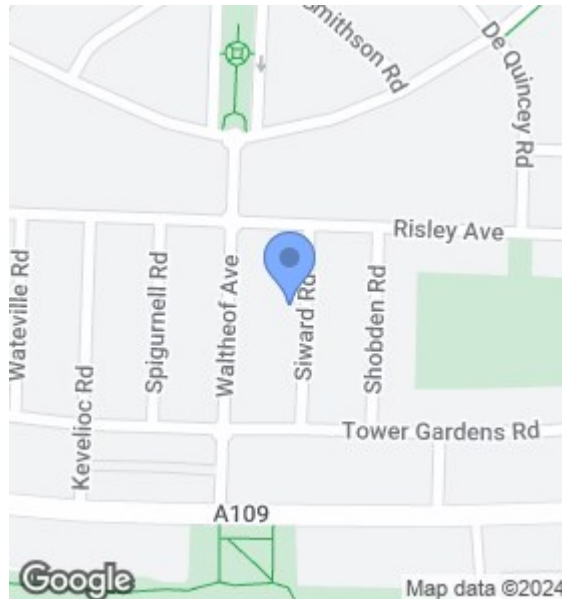
Description

CHAIN FREE! A generously sized two bedroom house, located on Siward Road, N17. This property offers 653 square foot of internal living space, and comprises a large reception room that leads on to a separate integrated kitchen, two good-sized double bedrooms, and a bathroom with both bath and shower facilities. Additionally the house comes with a PRIVATE REAR GARDEN (north-east facing).

Conveniently located within close proximity to local transport links - Bruce Grove and White Hart Lane Stations. Plenty of local amenities surround Morteyne Road with Wood Green, Turpin Lane, and Tottenham all easily accessible. Siward Road is located in the Tower Gardens conservation area.

Key Features

Tenure	Freehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	C



Floorplan

Siward Road, N17

Approx. Gross Internal Area 653 Sq Ft - 60.66 Sq M



Ground Floor

Floor Area 378 Sq Ft - 35.12 Sq M



First Floor

Floor Area 275 Sq Ft - 25.55 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.