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PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

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**Tower Gardens Road, N17**

**£450,000** FOR SALE

House - Mid Terrace

2 1 1



# Tower Gardens Road, N17

£450,000

## Description

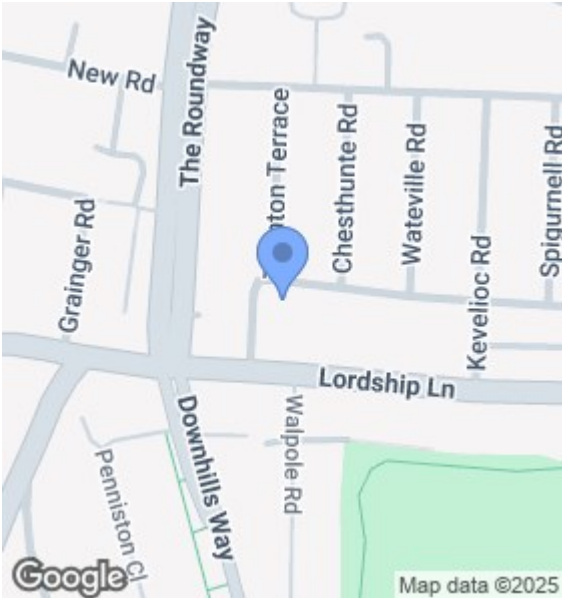
CHAIN FREE! A generously sized two bedroom house, located on Tower Gardens, N17. This property offers 623 square foot of internal living space, and comprises a large reception room that leads on to a separate integrated kitchen, two good-sized double bedrooms, and a bathroom with both bath and shower facilities. Additionally the house comes with a PRIVATE REAR GARDEN.

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, Turnpike Lane, and Tottenham all easily accessible. Siward Road is located in the Tower Gardens conservation area.

## Key Features

- TWO BEDROOM HOUSE
- PRIVATE GARDEN

|                        |                 |
|------------------------|-----------------|
| <b>Tenure</b>          | Freehold        |
| <b>Lease Expires</b>   | to be confirmed |
| <b>Ground Rent</b>     | to be confirmed |
| <b>Service Charge</b>  | to be confirmed |
| <b>Local Authority</b> | Haringey        |
| <b>Council Tax</b>     | C               |



## Floorplan

### Tower Gardens, N17

Approx. Gross Internal Area 623 Sq Ft - 57.88 Sq M



First Floor

Floor Area 301 Sq Ft - 27.96 Sq M



Ground Floor


Floor Area 322 Sq Ft - 29.91 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.

ipaplus.com

## EPC

| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92 plus) A                                 |         | 87  |
| (81-91) B                                   |         |   |
| (69-80) C                                   |         | 62  |
| (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.