



Mayfair Gardens, London, N17  
£595,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Mayfair Gardens, London, N17

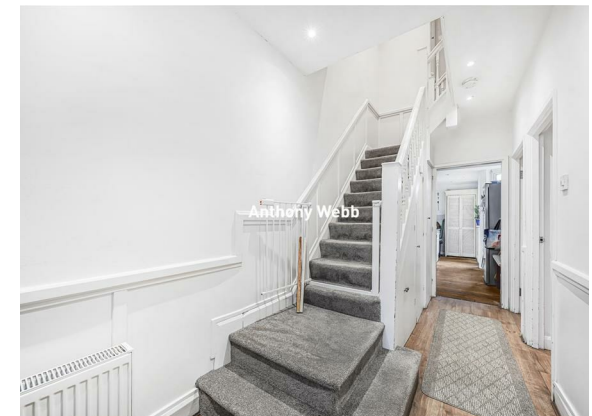
Conveniently nestled on the borders of Palmers Green and Tottenham, we are pleased to offer this three bedroom round bay 1930s built terrace house offering in excess of 1100sq ft. The property offers great potential to extend to rear and into the loft space subject to usual consents.

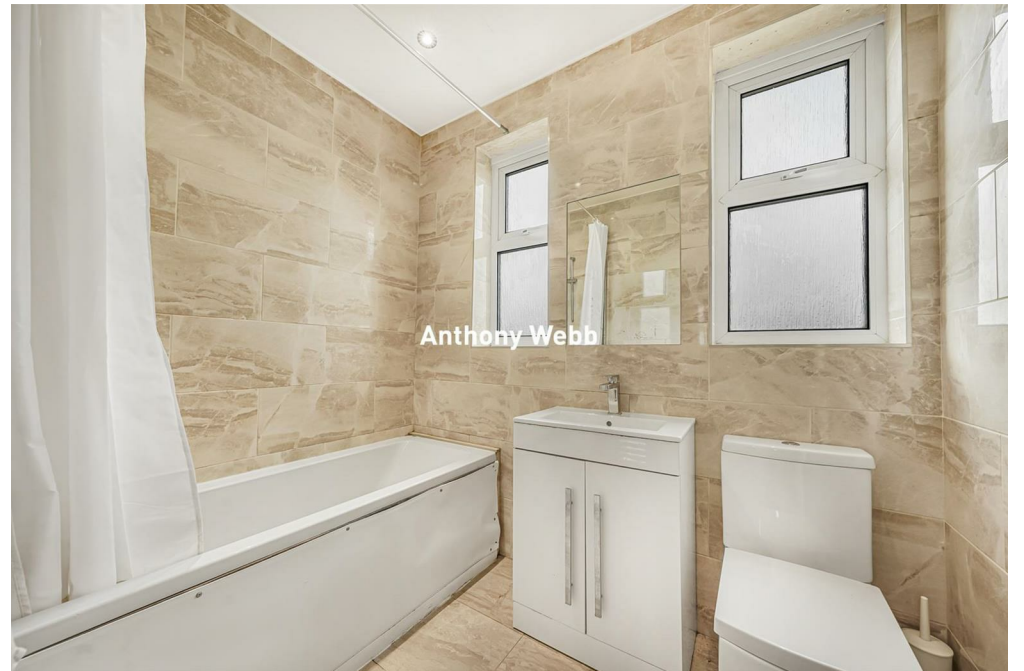
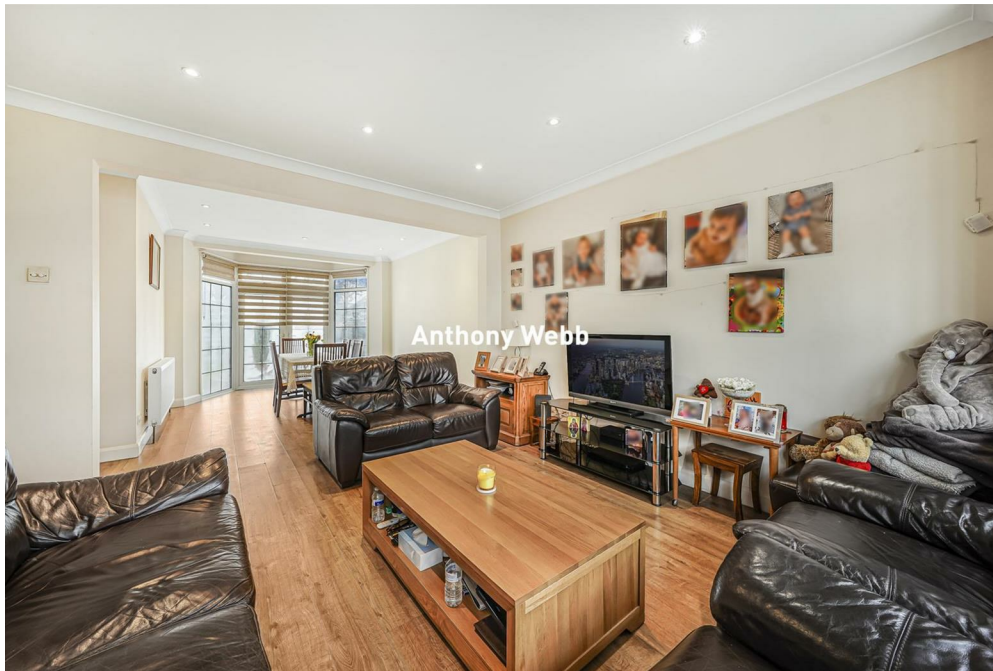
Ideally located close to excellent transport links, including the A10 dual carriageway, A406, White Hart Lane Station, and Wood Green Underground Station, the property also benefits from numerous local schools, shops, and amenities. Frequent bus routes provide easy access to Central London and surrounding areas.

Front garden • Hallway with stairs to first floor • Spacious through lounge with bay windows and access to garden • Galley kitchen which requires updating with door to garden • First floor landing with access to loft space • Two good size double bedrooms with bay windows • Single bedroom • Modern family bathroom • Mostly double glazed • Gas central heating • 90ft rear garden with patio area and outside w.c.

Haringey Council Tax Band D

- Three bedrooms
- 1930s built terrace house
- Through lounge
- Kitchen
- Modern family bathroom
- Gas central heating/double glazing
- Front and rear gardens
- Excellent road links via the A10 and A406



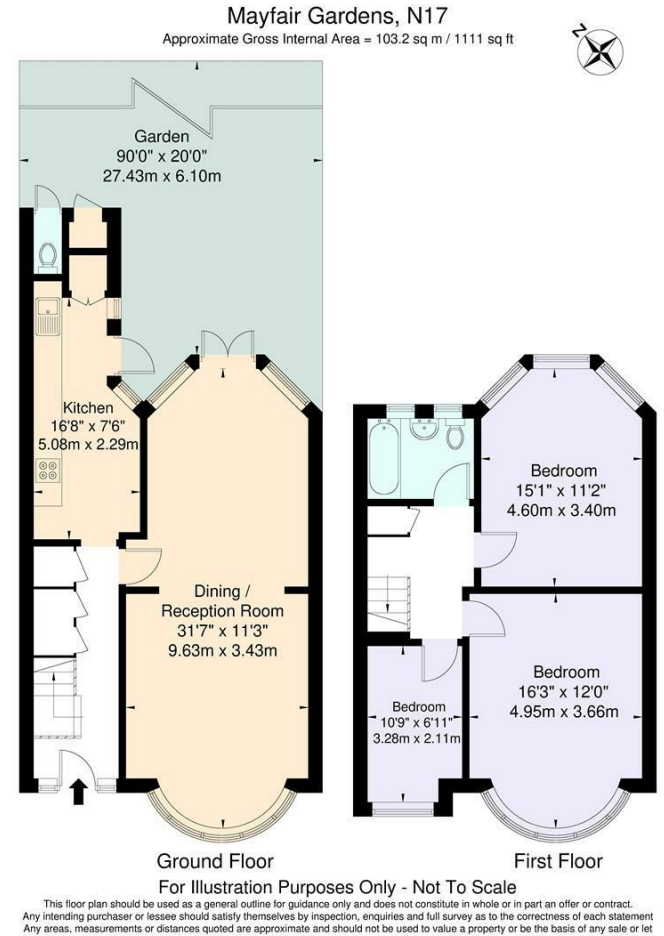


# Mayfair Gardens London N17 7LP

Tenure: Freehold  
Gross Internal Area: 1111.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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