



TOTAL APPROX. FLOOR AREA 455 SQ.FT. (42.2 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	68
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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**£299,000**  
 Leasehold

- First Floor Flat
- One Bedroom With Study
- Chain Free
- 455 Sq. Ft
- Excellent Location
- Leasehold - 103 Years Remaining

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



# About The Property...

This first floor maisonette is located is placed on a residential street within close distance of both transport links and the local high street which provides access to a popular selection of amenities.

The flat benefits from private entry at first floor level, which leads into the flat which is arranged over 455 sq. ft , comprising of a modern bathroom, kitchen, followed by reception-diner , bedroom and additional study.

## Key Information

Chain Free

455 Sq. Ft

Leasehold - 103 Years Remaining

Ground Rent - £10 p/a

Service Charge - £634.77

Council Tax - Haringey - Band C

