

# MATTHEW JAMES

Residential Sales • Lettings • Management



28 Graham Road, London, N15 3NL

**Asking Price £599,950**

Matthew James offer for sale a Victorian three bedroom terraced house located on a quiet traffic controlled treelined side road within close proximity of Wood Green shopping centre with its wide choice of cafes, restaurants and under cover shopping mall and within 3 minutes walk of Turnpike Lane tube station. The property requires updating throughout and offers a ground floor reception, separate dining room and kitchen leading to a private paved rear garden. Upstairs there are three bedrooms and a bathroom. Viewing Highly Recommended.

## Ground Floor Entrance

Entrance Hall  
Wood Flooring.

## Reception Room



Wood flooring, double glazed windows to front bay.

## Dining Room



Double glazed window to rear, wood flooring.

## Kitchen



Range of wooden wall and base units, work surfaces incorporating a single stainless steel sink and drainer with mixer tap, spaces for oven, hob, fridge freezer and washing machine. Double glazed window and door to rear garden.

## Top Floor

### Bedroom One



Wood floor, double glazed windows to front.

### Bedroom Two



Wood floor, double glazed window to rear.

### Bedroom Three



Wood floor, double glazed window to rear.

### Bathroom

Panel enclosed bath, low flush wc, wash basin, double glazed window.

## Rear Garden



Fully paved and with outside WC.

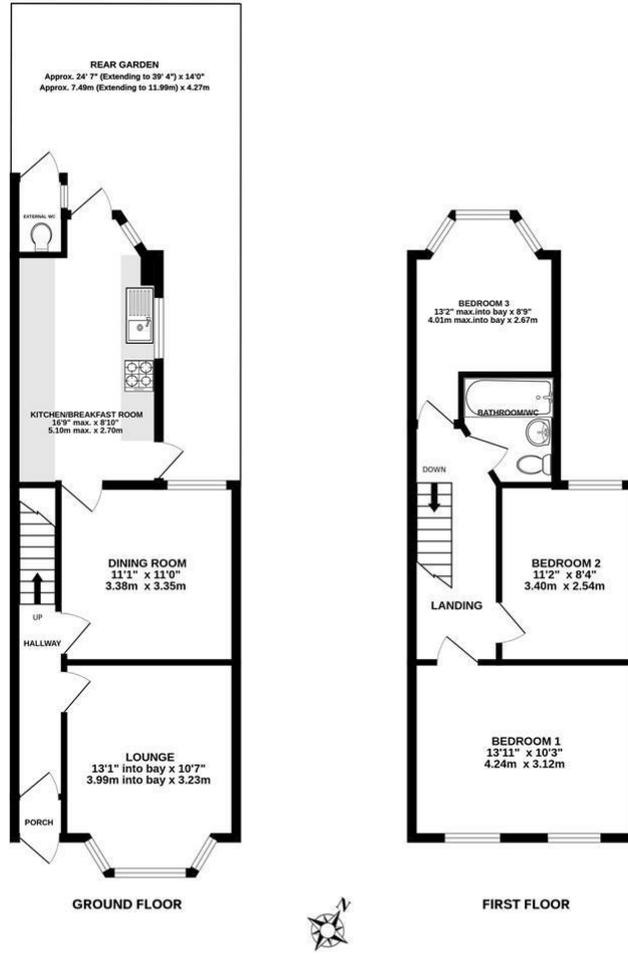
### Additional Information

Freehold

Council Tax Band D

EPC on Order

# Floor Plan

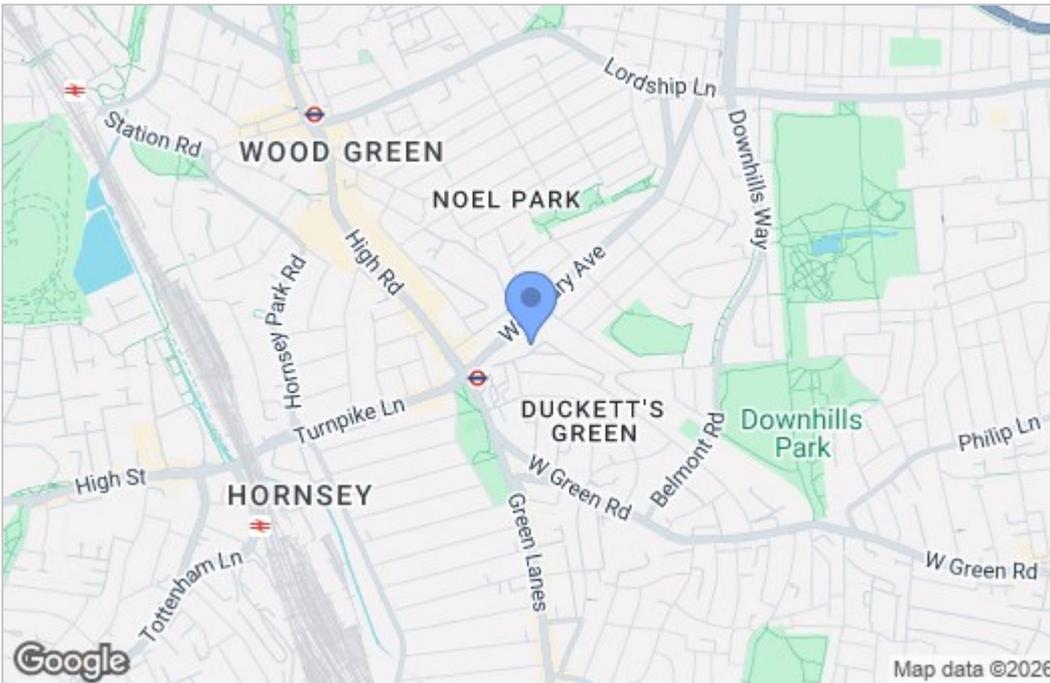


GRAHAM ROAD, LONDON, N15 3NL  
TOTAL APPROX. FLOOR AREA: 896 SQ FT (83.3 SQ M)

Floor plan not to scale. Measurements shown are approximate and should not be relied upon for exactness. No responsibility is taken for any inaccuracy, error or omission. The floor plan is for illustrative purposes and is intended as a general guide of the property layout and nothing more. Anyone using the floor plan should check all measurements and layout details themselves. Any 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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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

43- 45 Fortess Road, Kentish Town, London, NW5 1AD

Tel: 020 7284 4343 Email: als@matthewjames.co.uk www.matthewjames.co.uk