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D

Suffield Road, London, N15

Offers In Excess Of £650,000



This three bedroom two reception period property in the heart of Seven Sisters, just a 5 minute walk from Seven Sisters station and West Green Road is offered to the market chain free.

The property comprises of two spacious reception rooms retaining original features, a good sized east facing garden, a kitchen with plenty storage and three well proportioned bedroom offering flexible living arrangements for families or professionals. Also featuring a family bathroom upstairs, a toilet downstairs and additional storage options.

Conveniently located near green spaces including Chestnuts Park and Walthamstow Wetlands, within close proximity to an array of bus routes and Seven Sisters station connecting you to Central London within 15 minutes via Victoria Line or BR rail. As well as easy access to a range of local supermarkets, cafes, bistro pubs and amenities on the vibrant West Green Road and surrounding regions, this property is perfectly positioned for convenience and connectivity.

EPC: D

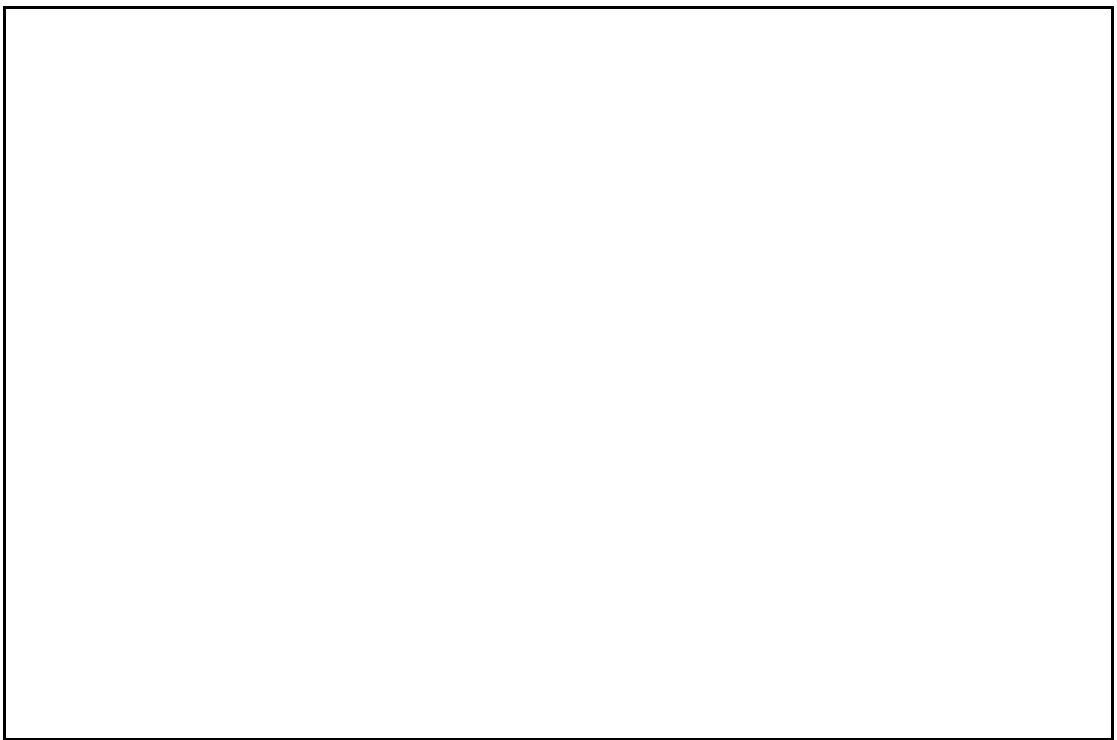
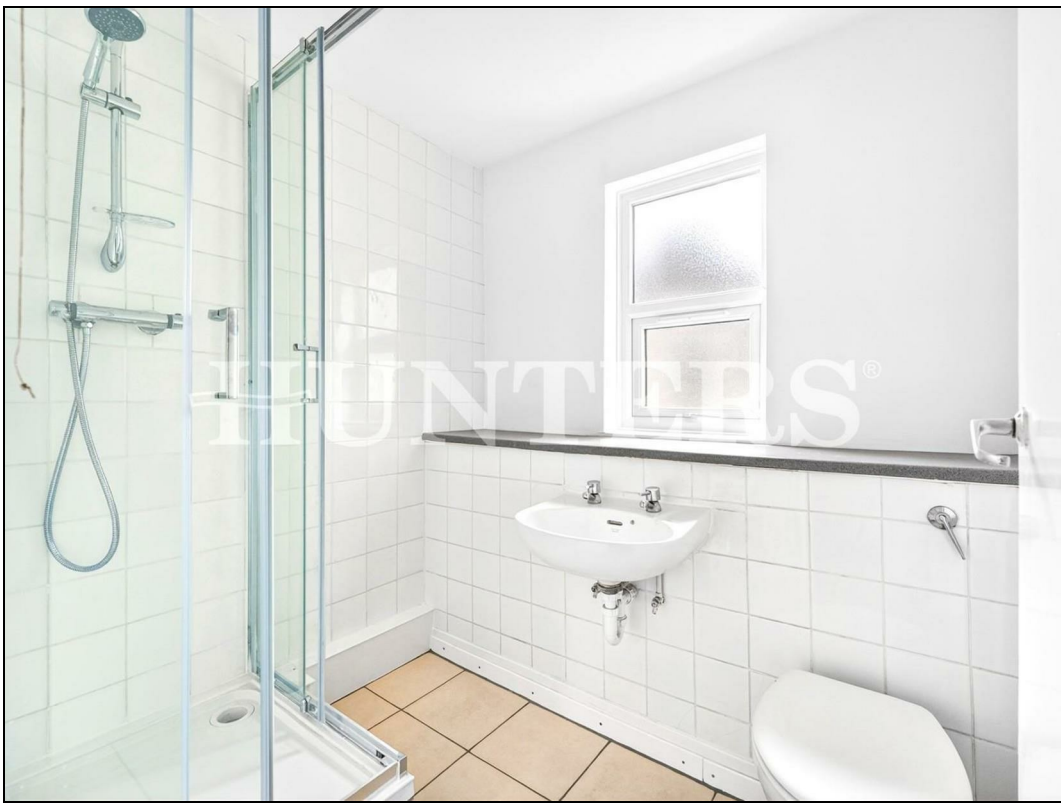
Council tax band: D

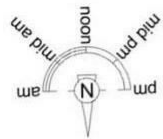
KEY FEATURES

- Chain free
- Freehold
- 3 double bedrooms
- Period property
- Private east facing garden
- Seven Sisters (Victoria line & British Rail)
- Close to shops and amenities
 - EPC - Pending
 - Council tax band - D



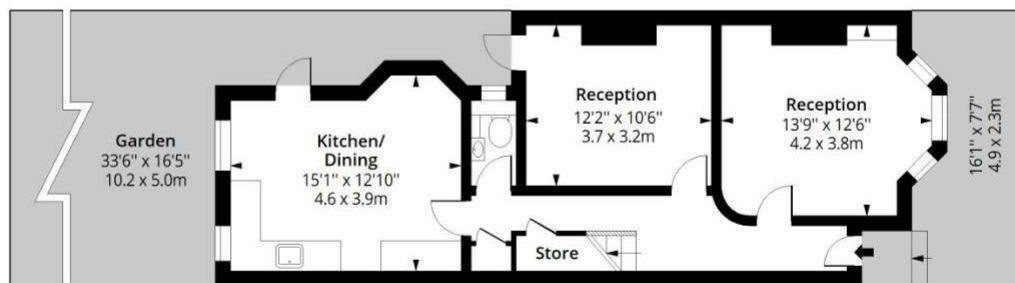






First Floor

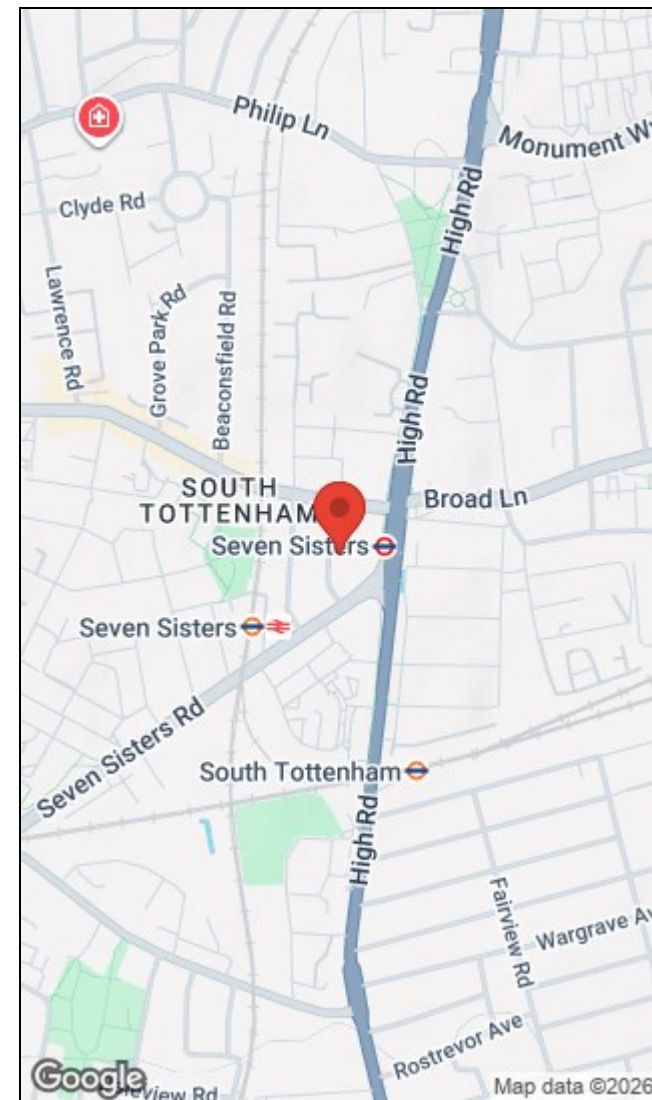
Floor Area 577 Sq Ft - 53.60 Sq M



Ground Floor

Floor Area 616 Sq Ft - 57.23 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	82	EU Directive 2002/91/EC	67
England & Wales		England & Wales	

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