



406 Lordship Lane, London, N17 7QY

£450,000



Cole Harding is thrilled to present a larger than normal three story Maisonette located on Lordship lane.

The property boast four double bedrooms, large living room, fitted kitchen, bathroom and large rear private garden.

Close to Turnpike Lane tube station, bus links and local amenities.

Lease approx 95 years
Service charge £406 per annum
Ground rent £10

- Four bedrooms
- Large rooms
- Fully double glaze
- Private rear garden
- Close to Turnpike Lane
- Local parks

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444



GROSS INTERNAL AREA (GIA)
 Measurement of the property
 94.65 sqm / 1018.80 sqft

NET INTERNAL AREA (NIA)
 All floor areas within the walls
 Includes walkways, corridors and hallways
 84.01 sqm / 904.28 sqft

EXTERNAL STRUCTURAL FEATURES
 Balconies, terraces, verandas etc.
 0.00 sqm / 0.00 sqft

DEPRESSED ROAD HEIGHT
 Depressed road areas under 1.5m
 0.00 sqm / 0.00 sqft

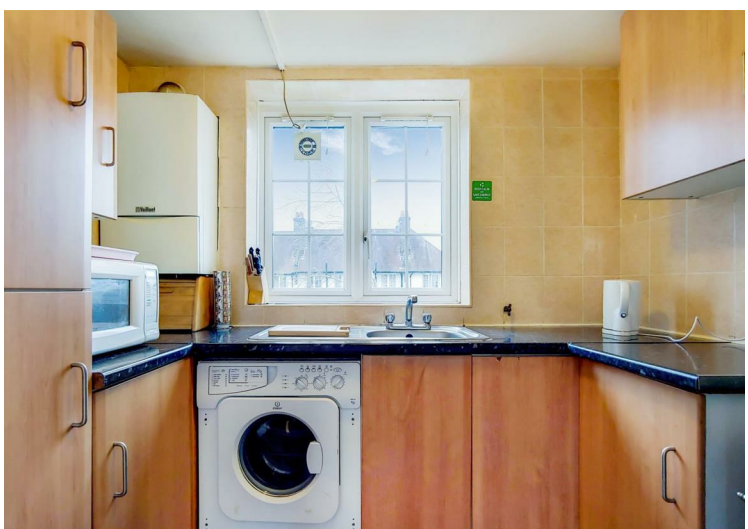
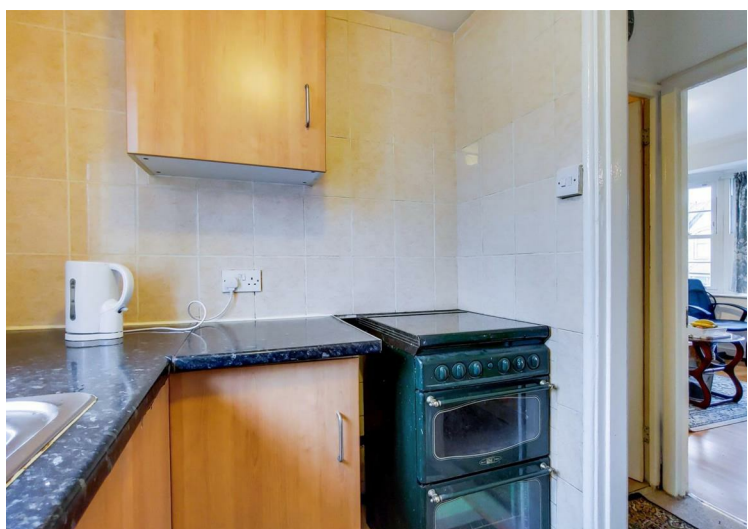
Spec: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements reported in the spec.

PLAN 18 RESIDENTIAL: 85.30 sqm / 914.28 sqft
 PLAN 14 RESIDENTIAL: 85.10 sqm / 910.01 sqft

www: 6033540272/0104-03437040



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.