



 3
Bedrooms

 2
Bathrooms

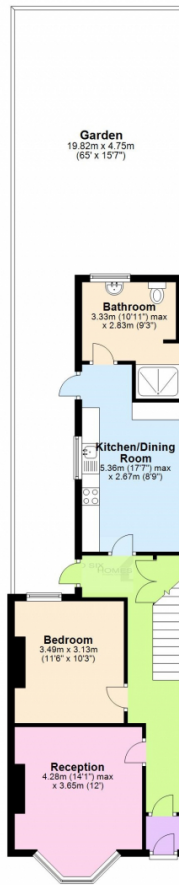
TWO SIX



Located in a prime position off Haringay Green Lanes along the Haringay Ladder. This three double bedroom family house requires modernisation and awaits the opportunity to be turned into your dream home.

Located in the heart of Haringey, with exceptional transport links, within minutes walk of a number of train stations. Turnpike Lane Station - Piccadilly Line, & Haringey Overground station offering direct access to Central London additionally by bus. In the centre of a variety of retail shops, restaurants and aesthetic coffee shops.

Ground Floor
Main area: approx. 58.8 sq. metres (633.2 sq. feet)
Plus garden: approx. 110.8 sq. metres (1192.9 sq. feet)



First Floor
Approx. 54.1 sq. metres (582.0 sq. feet)



Main area: Approx. 112.9 sq. metres (1215.2 sq. feet)
Plus garden: approx. 110.8 sq. metres (1192.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Beresford Road, N8

