



Graham Road, N15 3NL

£569,950 FREEHOLD

Three double bedroom family house offering direct access to Turnpike Lane Underground Station (Piccadilly Line Zone 3) Wood Green High Road & Shopping City. Located in a quiet residential turning this property offers a through lounge with a 16' kitchen breakfast room on the ground floor and upstairs are three good size bedrooms and a bathroom. Benefits include double glazing, gas central heating and a rear garden.

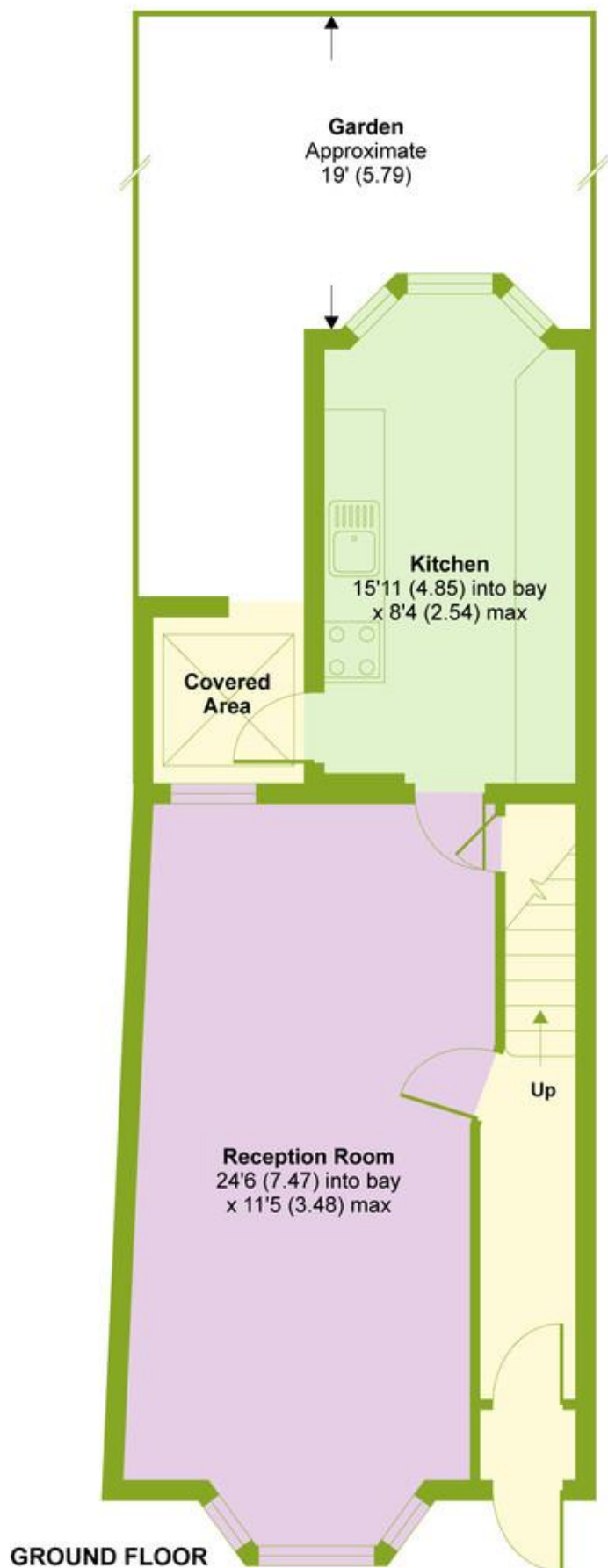
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These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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APPROX. GROSS INTERNAL FLOOR AREA 928 SQ FT 86.2 SQ METRES (COVERED AREA)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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