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39 - 40 Grand Parade
Haringey N4 1AQ
Tel: 0208 802 5800

Roseberry Gardens, London, N4 1JJ
Asking Price £725,000

Kings Group are pleased to present this Victorian Three Bedrooms Terraced House. The property consist of two Reception Rooms, modern Kitchen, bathroom with a separate toilet and a good sized SOUTH facing garden.

The property is on Roseberry Gardens located within the Harringay Gardens which is a short walk away from Harringay Overground station which goes directly to London Moorgate and also close Harringay Overground station. Located within the Harringay Gardens, you are in the middle of Harringay Retail Park which is a short walk away and Wood Green Shopping Mall about ten minutes away.

This property is an ideal Family Home due to the size and Location. Also this property has potential for a loft conversion subject to planning permission.

The property is Freehold

Reception Room One
11'04 x 25'06 (3.45m x 7.77m)

Window to front and rear aspect, single radiator, television point, telephone point, power point, carpet flooring.

Kitchen
9'00 x 19'07 (2.74m x 5.97m)

Window to side and rear aspect, range of wall and base unit with roll top work surface, stainless steel sink unit, single drainer sink unit, plumbed for washing machine, plumbed for dishwasher, space for cooker, gas oven, gas hob, double radiator, power point, laminated wood style flooring.

Master Bedroom
15'02 x 13'10 (4.62m x 4.22m)

Window to front aspect, single radiator, power point, gas heater, carpet flooring.

Bedroom Two
9'04 x 11'01 (2.84m x 3.38m)

Window to rear aspect, double radiator, power point, gas heater, carpet flooring.

Bedroom Three
9'02 x 9'10 (2.79m x 3.00m)

Window to rear aspect, built in wardrobes, single radiator, power point, gas heater, carpet flooring.

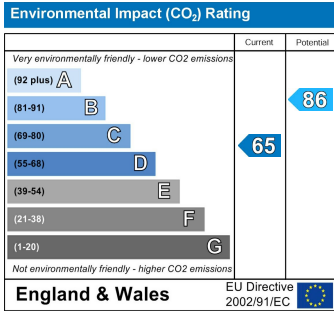
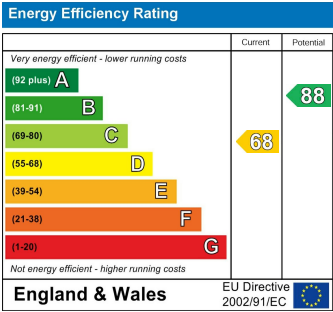
Bathroom
5'08 x 5'06 (1.73m x 1.68m)

Window to side aspect, tiled flooring, panel enclosed bath, cubicle shower, wall mounted wash basin, low level WC, extractor fan, towel rail radiator, lino flooring.

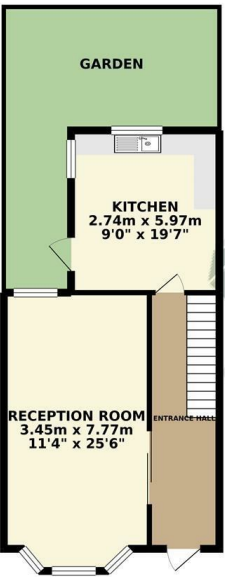
Garden
Mainly laid to lawn, side access, wood shed.

Disclaimer

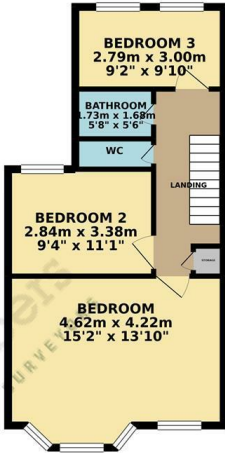
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GROUND FLOOR 41.5 sq. m.
(446.70 sq. ft.)



1ST FLOOR 41.54 sq. m.
(447.13 sq. ft.)



TOTAL FLOOR AREA: 83.04 sq. m. (893.84 sq. ft.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency can be given.
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