

## St. Pauls Road, N17 0NE

**£475,000 FREEHOLD**

A lovely three bedroom mid-terrace house located on a popular and sought after tree-lined residential road. The vendors describes the property as a family home with a great links into central London and a friendly community. Benefits include two reception rooms, kitchen/diner with access to a private rear garden, three double bedrooms and a family bathroom. Further benefits include a front drive suitable for two cars and abundance of storage space. St Pauls Road offers access to Northumberland Park and White Hart Lane Mainline Station serving Seven Sisters & Liverpool Street Stations as well as the popular Tottenham High Road with its wide choice of shops and restaurants.

T: 0208 888 0022 E: [turnpikelane@wilkinsonbyrne.com](mailto:turnpikelane@wilkinsonbyrne.com) W: [www.wilkinsonbyrne.com](http://www.wilkinsonbyrne.com)

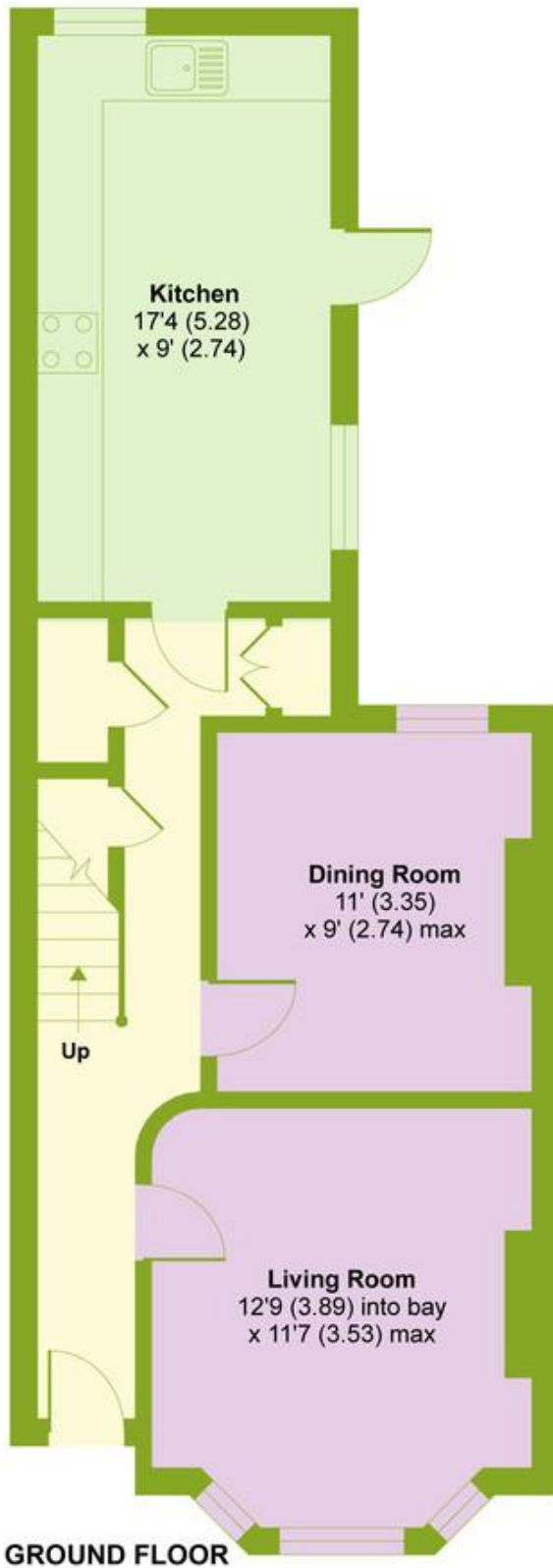




These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

# St. Pauls Road, Tottenham, London, N17


APPROX. GROSS INTERNAL FLOOR AREA 1073 SQ FT 99.7 SQ METRES








### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>70</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Bounds Green Office  
 3 Latham Court  
 Brownlow Road  
 London N11 2ES  
 0208 - 365 - 8900  
[boundsgreen@wilkinsonbyrne.com](mailto:boundsgreen@wilkinsonbyrne.com)

Turnpike Lane Office  
 8 Turnpike Parade  
 Green Lanes  
 London N15 3EA  
 0208 - 888 - 0022  
[turnpikelane@wilkinsonbyrne.com](mailto:turnpikelane@wilkinsonbyrne.com)