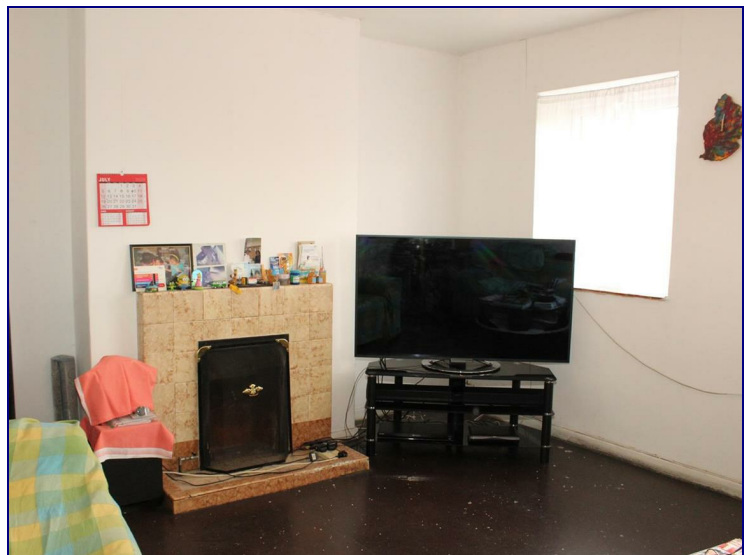
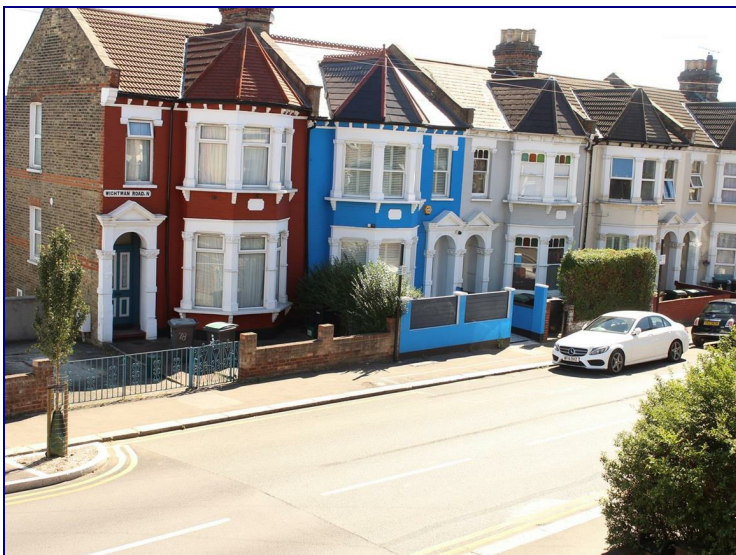


Wightman Road, London, N4 1RH



£425,000

Kings-group are pleased to present a well-located flat in the Milverton estate on Wightman Rd. It is a three bedroom flat within close proximity to Harringay overground station. The property comprises of two double bedrooms and one single bedroom, a 14'9 X 11'9 LOUNGE, a fully fitted kitchen, a family bathroom with a separate w/c. There is also a communal garden and with private storage to the rear.

Epc: Rating: D
Total floor area: 78SqM

Milverton is situated on Wightman Road, N4, which is moment from the vibrant and multicultural Green Lanes, offering a multitude of restaurants, bars, coffee shops and shopping, as well as The Arena Retail Park with High Street Brands and The Sainsbury's Superstore.

Lounge
14'9 x 11'9 (4.50m x 3.58m)

Kitchen
9'5 x 8'3 (2.87m x 2.51m)

Bedroom One
13'8 x 8'9 (4.17m x 2.67m)

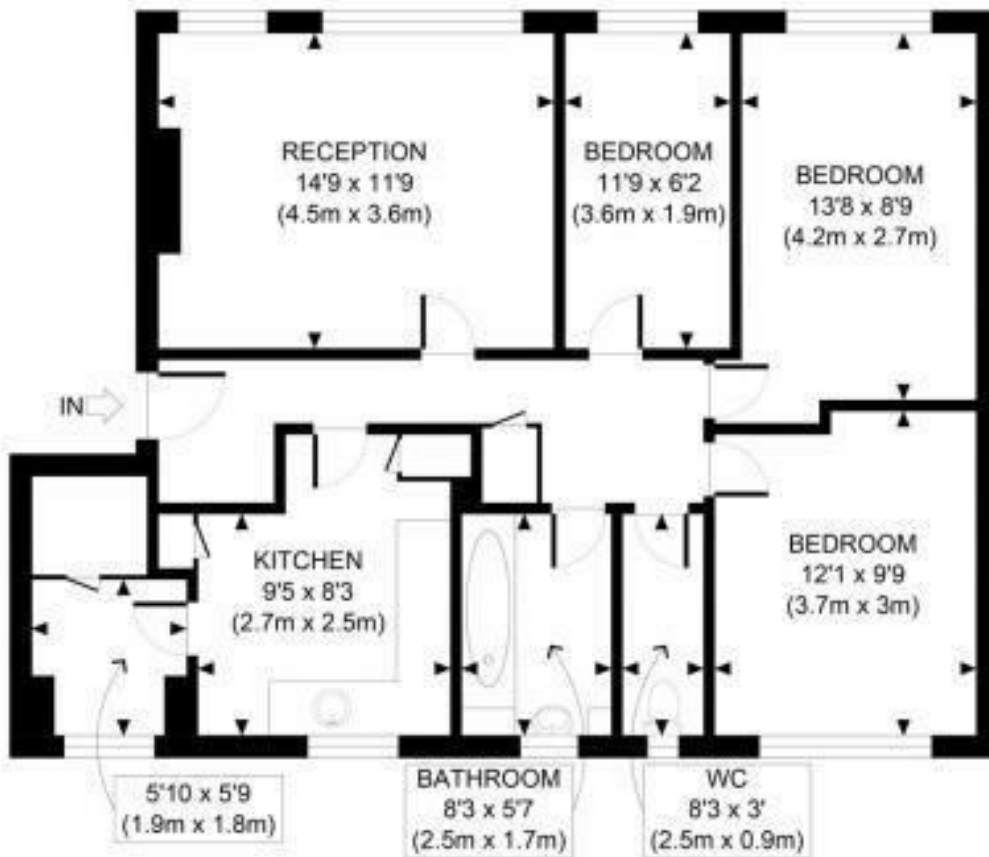
Bedroom Two
12'1 x 9'9 (3.68m x 2.97m)

Bedroom Three
11'9 x 6'2 (3.58m x 1.88m)

Bathroom
8'3 x 5'7 (2.51m x 1.70m)

W.C.
8'3 x 3' (2.51m x 0.91m)





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 844 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 844 SQ FT / 78 SQM

Ref:

Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		60	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		57	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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