



**ARNOLD ROAD, N15**  
**£765,000 FREEHOLD**

**DESCRIPTION:**

This exquisite three-bedroom Victorian house boasts exceptional interior design and a private west-facing garden, found nestled on a tranquil street in this sought-after N15 area.

Sole Agent

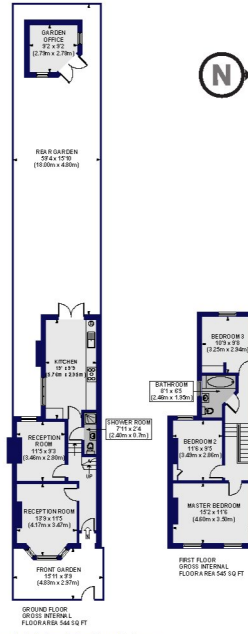
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**Arnold Road, N15**  
 Approx. Gross Internal Floor Area 1165 sq. ft / 108.25 sq. m (Including Garden Office)  
 Approx. Gross Internal Floor Area 1090 sq. ft / 101.22 sq. m (Excluding Garden Office)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not include any required clearances for the safe use of the property. All measurements are taken from the internal or external face of the walls, doors and windows, unless otherwise stated. Measurements are taken from the internal or external face of the walls, doors and windows, unless otherwise stated. Measurements are taken from the internal or external face of the walls, doors and windows, unless otherwise stated.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         | 86        |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 66                      |           |
| (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 |           |

**Tenure:** Freehold  
**Term:** 0 year and 0 months  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:**  
 Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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