



**WOODSIDE GARDENS, N17**  
**£795,000 FREEHOLD**

**DESCRIPTION:**

This splendid four bedroom Victorian terrace offers expansive living space across three levels, spanning approximately 1506 Sq.ft, and retaining numerous period details throughout.

Sole Agents. Chain Free.

Harringay | 020 8800 5151 | harringay@winkworth.co.uk

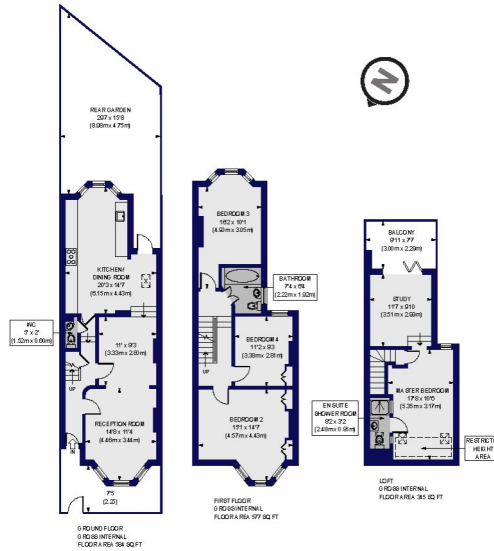


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Approx. Gross Internal Floor Area 1506 sq. ft / 139.95 sq. m (including Restricted Height Area)  
 Approx. Gross Internal Floor Area 1472 sq. ft / 136.73 sq. m (excluding Restricted Height Area)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute a warranty or representation by the vendor. Care should be taken to check the actual measurements of the property against the floor plan. Dimensions for fixtures, fittings and appliances are shown as approximate.



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+) A	71 → 83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
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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