



**BRUCE GROVE, N17**  
**£425,000 LEASEHOLD**

**DESCRIPTION:**

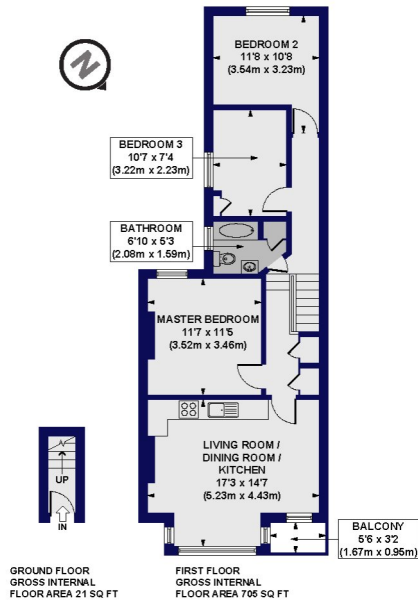
Show Day on Saturday 4th January 2025. This beautifully presented Three-bedroom apartment is converted from the first floor of a handsome bay fronted Victorian property. Found along Bruce Grove, just moments from the open spaces of Bruce Castle Park.

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



for every step...

Bruce Grove, N17  
 Approx. Gross Internal Floor Area 726 sq. ft / 67.46 sq. m



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 ensure that the actual measurements of the property are taken as shown on the floor plan. The vendor is not responsible for any errors or omissions in these plans. Depend on the finished purposes and manufacturer's instructions for any prospective purchases.



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	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
59	76
England, Scotland & Wales	
EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 131 year and 10 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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