



**ETHERLEY ROAD, N15**  
**£1,100,000 FREEHOLD**

**DESCRIPTION:**

Spanning 1,734 sq. ft. of internal living space, this exceptional house is situated on a sought-after street in South Tottenham.

Sole Agents.

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

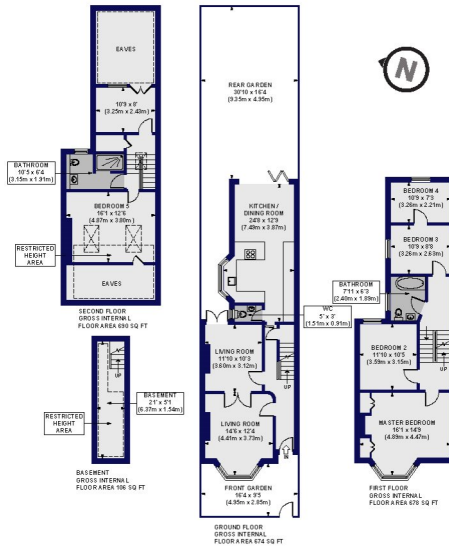
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Approx. Gross Internal Floor Area 2148 sq. ft / 199.56 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Floor Area 1738 sq. ft / 161.49 sq. m (Excluding Restricted Height Area & Eaves)



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 seller. Care should be taken to ensure that the measurements are correct and that the measurements are taken as shown in the drawings. The floor area is measured between the internal wall surfaces, including furnishings.



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	77
(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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