



**PEMBURY ROAD, N17**  
**£450,000 LEASEHOLD**

**DESCRIPTION:**

This well-presented two-bedroom ground floor period conversion with a huge garden sits on a popular, quiet Victorian street in Tottenham close to transport links.

Chain Free

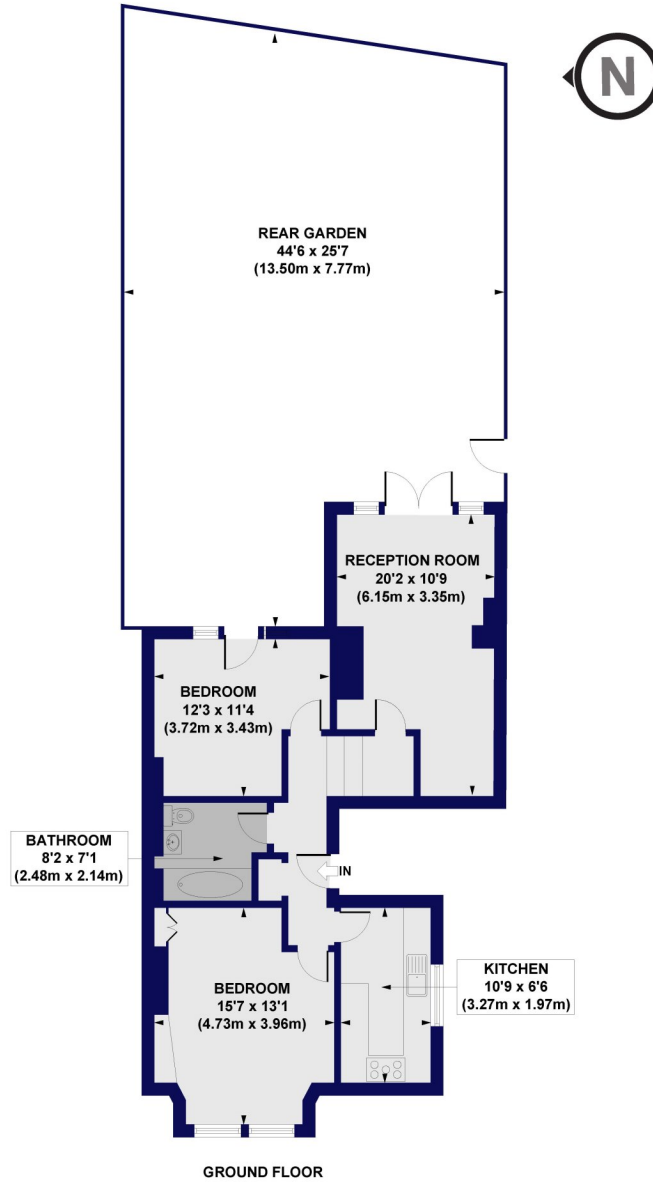
Harringay | 020 8800 5151 | harringay@winkworth.co.uk



for every step...

[winkworth.co.uk](http://winkworth.co.uk)

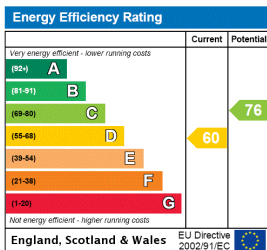
**Pembury Road, N17**  
**Approx. Gross Internal Floor Area 740 sq. ft / 68.72 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

**Winkworth**

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.



**Tenure:** Leasehold

**Term:** 153 year and 11 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 100 Annually (subject to increase)

**Council Tax Band:** C

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.

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

**Winkworth**

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.