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**Sturrock Close, London N15**

**£300,000** FOR SALE

*Flat - Purpose Built*

1 1 1



# Sturrock Close, London N15

£300,000

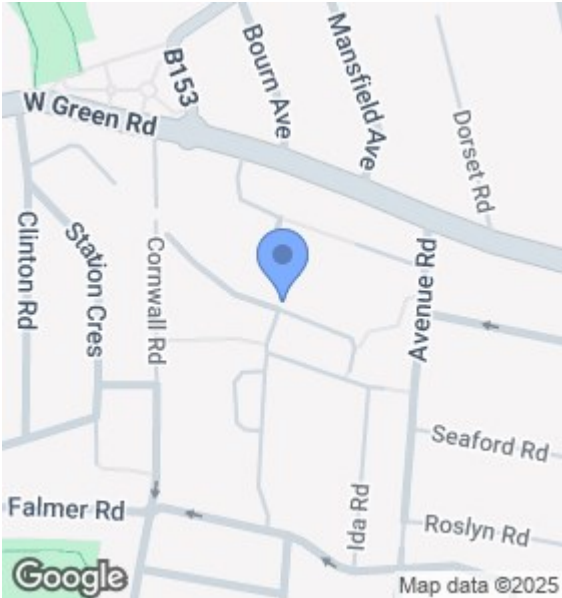
## Description

A nicely presented one bedroom purpose built flat, situated on Sturrock Close; just off West Green Road N15. Ideal for first time buyers or investors, this home offers 425 square feet of internal space and benefits from a private balcony. This flat comprises; a generously sized reception room with double doors that open out to the balcony, a separate kitchen-diner, a double bedroom, and a contemporary bathroom with both bath and shower facilities. CHAIN FREE.

Sturrock Close is conveniently located within close proximity to both high street amenities and transport links of Harringay Green Lanes and Seven Sisters, as well as providing easy access to Tottenham and South Tottenham.

## Key Features

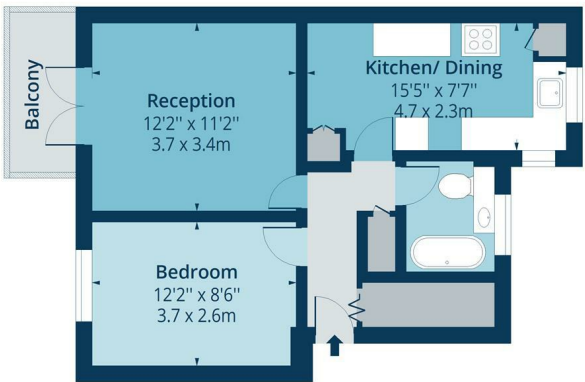
|                 |                 |
|-----------------|-----------------|
| Tenure          | Leasehold       |
| Lease Expires   | to be confirmed |
| Ground Rent     | to be confirmed |
| Service Charge  | to be confirmed |
| Local Authority | Harringay       |
| Council Tax     |                 |



## Floorplan

### Sturrock Close, N15

Approx. Gross Internal Area 492 Sq Ft - 45.71 Sq M  
Approx. Gross Balcony Area 37 Sq Ft - 3.44 Sq M



### First Floor

Floor Area 492 Sq Ft - 45.71 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
lpaplus.com

## EPC

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 70                      | 70        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.