



Graham Road, Tottenham, London, N15  
Chain Free £600,000 Freehold

**Anthony Webb**  
ESTATE AGENTS

# Graham Road, Tottenham, London, N15

Three bedroom extended Victorian terrace house requiring full modernisation. The property offers a spacious through Lounge, an extended kitchen, guest ground floor cloak room, first floor bathroom, loft room, sun terrace and front and rear gardens.

Graham Road is a quiet residential turning a few minutes walk from Turnpike Lanes shops, restaurants, bus routes and underground station. Wood Green shopping city and Hornsey mainline station are also a short stroll away.

Haringey Council Tax Band D

- Three bedrooms
- Extended Victorian terrace house
- Through Lounge
- Kitchen
- Ground w.c
- First floor bathroom
- Loft room and sun terrace
- Front and rear gardens





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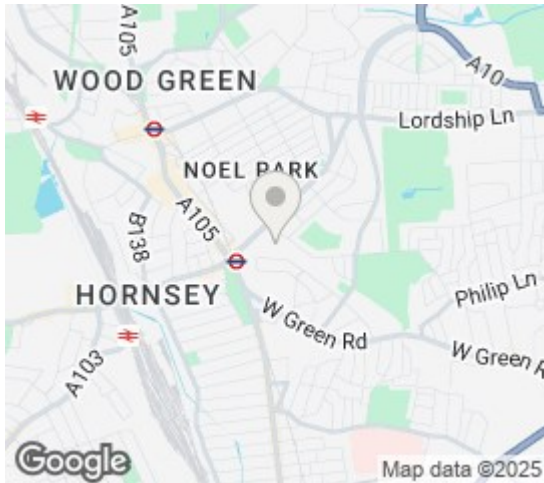
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# Graham Road Tottenham London N15 3NJ

Tenure: Freehold  
Gross Internal Area: 990.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 92.0 sq.m. (990 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.  
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348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

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