



**Downhills Way, Tottenham, London, N17**  
**Offers In Excess Of £560,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

## Downhills Way, Tottenham, London, N17

A CHAIN FREE well presented three bedroom extended 1930s built terrace house with two garages accessed via a rear service road. The property benefits from a spacious through lounge, fitted galley kitchen, ground floor guest w.c, two double bedrooms, one single bedroom, loft space with potential to convert, double glazing, gas central heating, front garden and a 66ft rear garden.

Downhills Way is located with easy reach of both Turnpike Lane and Wood Greens shops, restaurants, bus routes and underground stations (Piccadilly). Bruce Castle mainline station into Liverpool Street is also close by.

Council Tax Band D  
Haringey Council

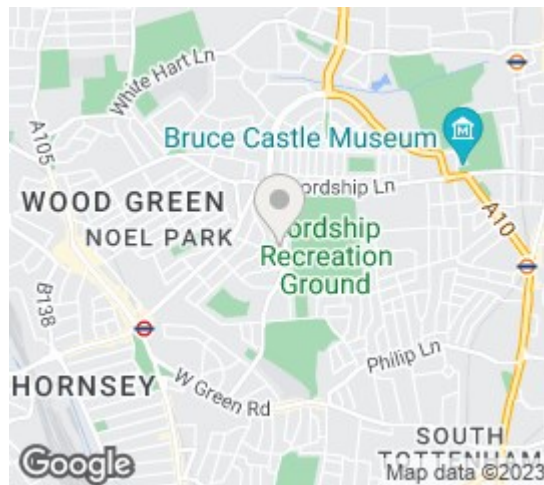
- Three bedrooms
- 1930s built terrace house
- Through Lounge
- Fitted galley kitchen
- Ground floor w.c
- First floor bath/shower room
- Two garages via rear service road
- Front and rear gardens





# Downhills Way Tottenham London N17 6AH

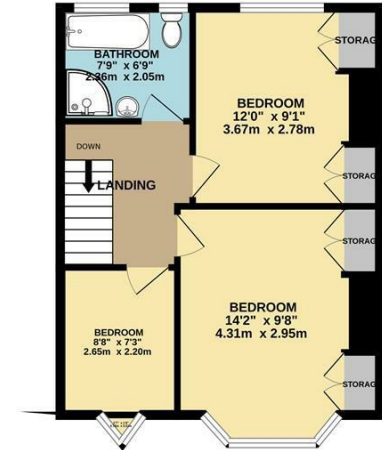
Tenure: Freehold  
Gross Internal Area: 1012.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1012sq.ft. (94.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 as to their operability or efficiency can be given.  
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