



Sirdar Road, London, N22
Chain Free £365,000 Leasehold

Anthony Webb
ESTATE AGENTS

Sirdar Road, London, N22

CASH BUYERS wanted due to 42 year lease for CHAIN FREE two bedroom Victorian first floor maisonette requiring FULL MODERNISATION with own front door, spacious living room, kitchen/diner and direct access to own private rear garden.

Sirdar Road is a quiet residential turning ideally located for Turnpike Lanes shops, restaurants, bus routes and underground station (Piccadilly Line).

Haringey Council Tax Band C
Remaining lease 42 years
Ground rent £ T.B.C
Service charge £ T.B.C

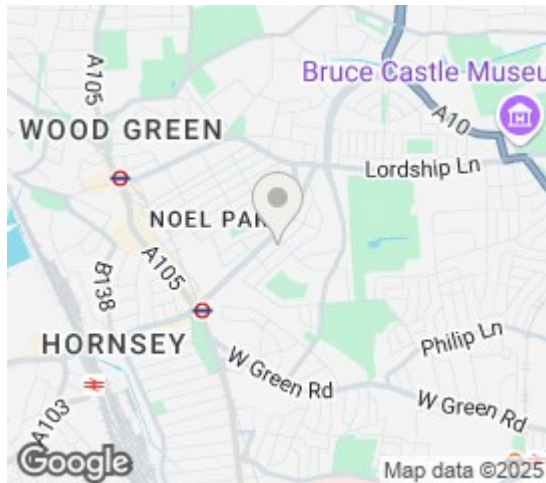
- Two bedrooms
- First floor maisonette
- Own front door
- Living room
- Kitchen/diner
- Separate bathroom and W.C
- Loft space
- Own section of rear garden





Sirdar Road London N22 6QS

Tenure: Leasehold
Gross Internal Area: 746.00 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(50-60) C			
(35-49) D			
(20-34) E			
(11-19) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 69.3 sq.m. approx.
While 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 a guide only 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.
Made with Metropix ©2023

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

