



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			
(39-49) D			
(29-38) E			
(17-28) F			
(1-16) 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.
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