



Downhills Way, Tottenham, London, N17  
Chain Free £629,995 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

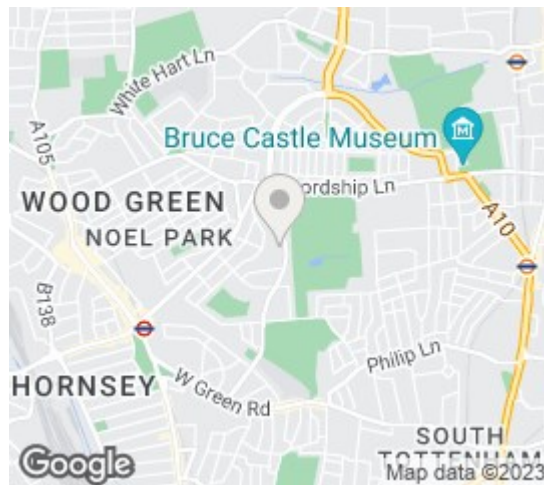
- Three bedrooms
- 1930s built terrace house
- Through Lounge
- Fitted galley kitchen
- Ground floor w.c
- First floor bath/shower room
- Two garages via rear service road
- Front and rear gardens





# 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) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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

