

HARVEY RICHARDS & WEST

ESTATE AGENTS



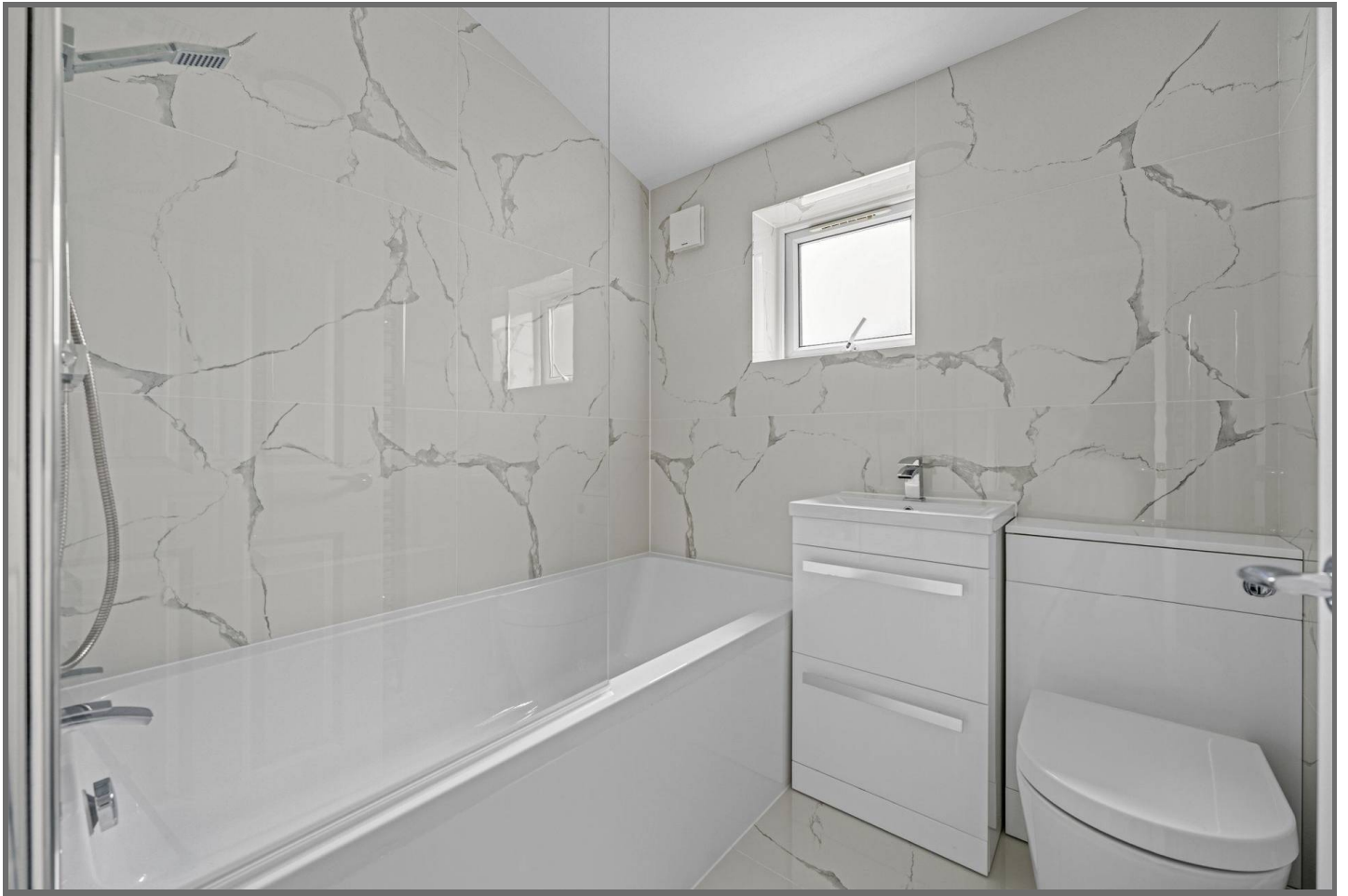
Whittington Road, London, N22

Stunning recently refurbished three-bedroom two storey Victorian terraced house, well located and offered for sale chain free.

£850,000




Harvey Richards & West Sales Ltd for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith



Whittington Road, London

Location

Whittington Road is well positioned close to both Bounds Green Underground Station and Bowes Park Overground and forms part of the low traffic neighbourhood. Situated near a number of good local schools, close to the grounds of Alexandra Palace and within a stone throw of the New River pathway.



Harvey Richards & West are delighted to offer for sale this stunning recently refurbished three-bedroom Victorian terraced house located on Whittington Road. This beautiful home is close to Bounds Green tube station and only a short walk from Alexandra Palace.

The property consists of a spacious hallway with understairs storage, generous south facing double reception with a wonderful bay window flooding the room with light. A well-proportioned kitchen/dining space sits at the rear of the property overlooking the garden. The utility area flows directly into the garden and can be accessed via the reception or kitchen.


The first floor encompasses a large landing, oversized master bedroom, two further double bedrooms, family bathroom, separate W/C, and a loft for storage.
Potential to extend STPP.

Features include, original Victorian honeycomb brickwork, composite front door, UPVC double glazed, part new electrics and plumbing, Victorian style hallway tiles, Herringbone engineered oak flooring, contemporary soundproof slats in the kitchen, external electric power supply, and high ceilings.

Tenure: Freehold

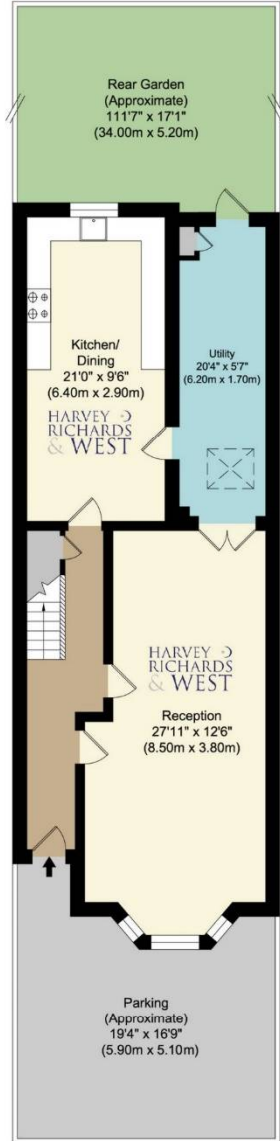
Council Tax: Band E

For more information or to arrange a viewing please contact Harvey Richards & West on 01227 771196.

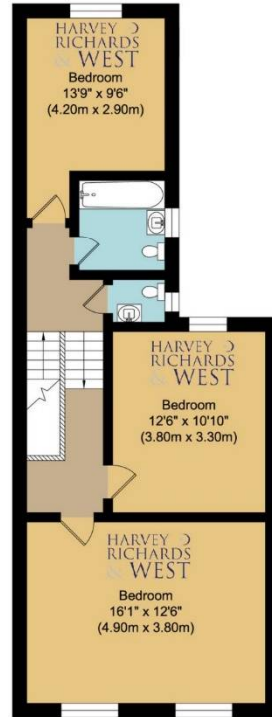








Ground Floor
 Approximate Floor Area
 770.00 sq. ft.
 (71.53 sq. m)



First Floor
 Approximate Floor Area
 626.00 sq. ft.
 (58.16 sq. m)



TOTAL APPROX FLOOR AREA 1396.00 SQ. FT. (AREA 129.69 SQ. M)

While every effort has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given. www.livestock.co.uk

Energy performance certificate (EPC)			
187, Whittington Road LONDON N22 8YP	Energy rating D	Valid until:	14 August 2028
		Certificate number:	0154-2894-7986-9798-0641
Property type	Mid-terrace house		
Total floor area	129 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60