

CLIFTON ROAD, LONDON, N3
£950,000 FREEHOLD

**A WELL-PRESENTED SPACIOUS FOUR
BEDROOM SEMI-DETACHED FAMILY HOME
SET IN A PRIME N3 LOCATION**

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DESCRIPTION:

We are delighted to offer for sale this extended period style four bedroom semi-detached Edwardian property, presented in good decorative order, being ideally located for transport links, local amenities, recreational parkland and in the catchment area for Outstanding Schools, such as Compton School, Wren Academy and Woodside College. To the ground floor the property comprises front reception room, eat-in kitchen, rear reception room with access to South facing rear garden and downstairs wc. On the first floor there are three double bedrooms and family bathroom and a further double bedroom with en suite to the second floor. Offered chain free. An internal viewing is highly recommended!

COUNCIL TAX: Band E

AT A GLANCE

- Semi-detached family home
- Period features throughout
- Two reception rooms
- Eat-in Kitchen
- Four bedrooms
- En suite & family bathroom
- Private South facing rear garden
- Offered chain free





Winkworth



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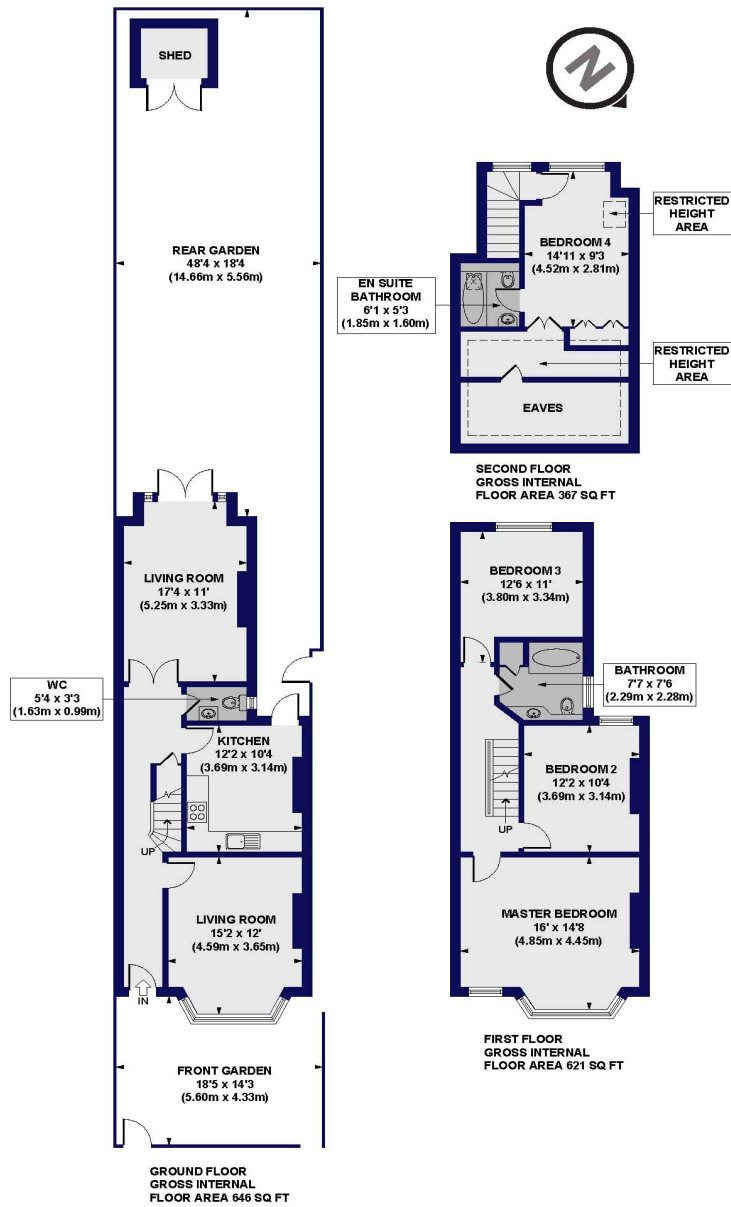
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Approx. Gross Internal Floor Area 1634 sq. ft / 151.83 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 1468 sq. ft / 136.40 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	