



TANCRED ROAD, N4

**£770,000 SHARE OF FREEHOLD - UNDER OFFER AT 752K**

## A THREE-BEDROOM APARTMENT

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**DESCRIPTION:**

Beautifully presented three bedroom period apartment arranged over the ground and lower ground floors of a Handsome Victorian end of terrace building.

Lease - 125 years from March 2010 with Share of Freehold.

This stunning flat features its own private entrance and west facing rear garden. Tastefully interior designed with modern fittings fused with and complemented by traditional period character features such as

high ceilings, ceiling roses/cornicing to name a few.

Accommodation comprises a spacious reception room opening on to kitchen-dining room, three bedrooms, family bathroom and an en-suite bathroom and a glorious West facing rear-garden overlooking views of the New River

Superb cul-de-sac location within 100 metres of Finsbury Park and half a mile of Manor House Underground Station (Piccadilly Line Zone 2)

with links into the City and the West End.







**Tancred Road, N4**  
**Approx. Gross Internal Floor Area 916 sq. ft / 85.10 sq. m**



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.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	