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Residential Sales | Lettings & Management



## St. Pauls Road, N17 0NE

**£450,000 FREEHOLD**

A lovely three bedroom mid-terrace house located on a popular and sought after tree-lined residential road. The vendors describes the property as a family home with a great links into central London and a friendly community. Benefits include two reception rooms, kitchen/diner with access to a private rear garden, three double bedrooms and a family bathroom. Further benefits include a front drive suitable for two cars and abundance of storage space. St Pauls Road offers access to Northumberland Park and White Hart Lane Mainline Station serving Seven Sisters & Liverpool Street Stations as well as the popular Tottenham High Road with its wide choice of shops and restaurants.

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The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.



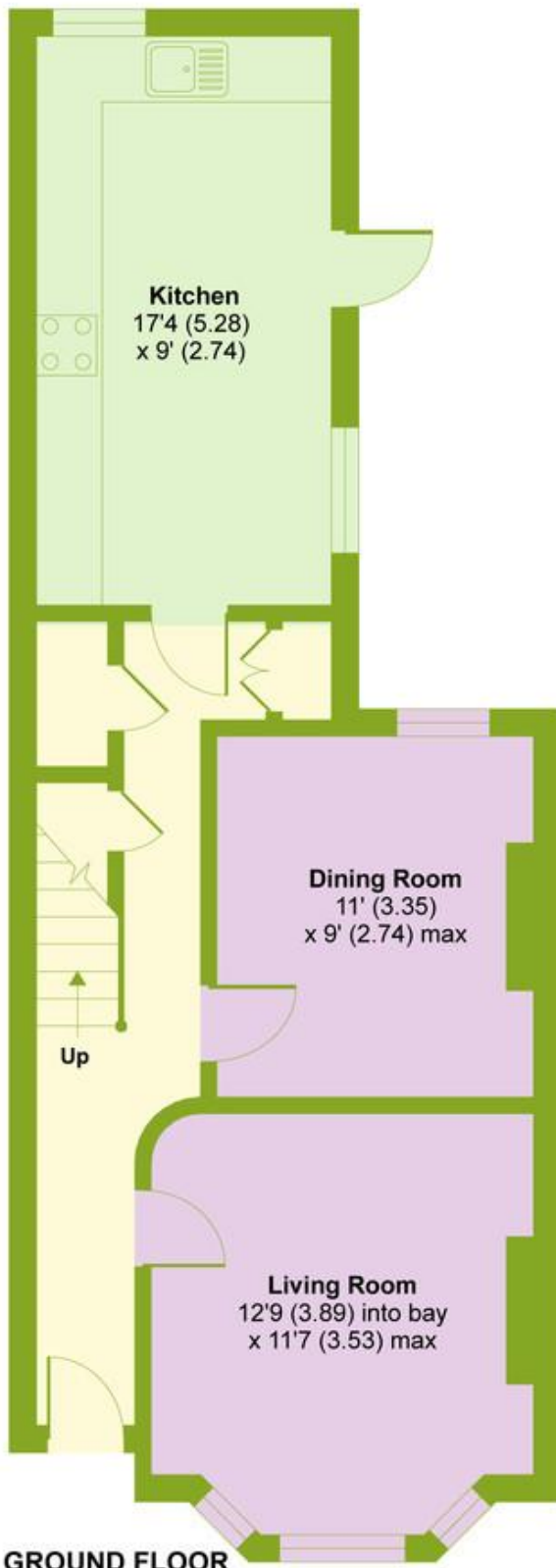




These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# St. Pauls Road, Tottenham, London, N17

APPROX. GROSS INTERNAL FLOOR AREA 1073 SQ FT 99.7 SQ METRES







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