

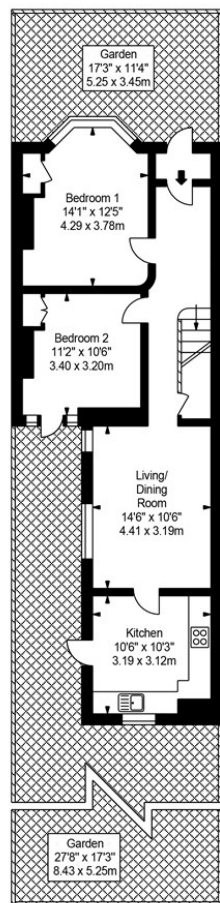


Tynemouth Road, Tottenham Hale, N15 4AX

PCM  
£3,450 PCM

 **Coultons**



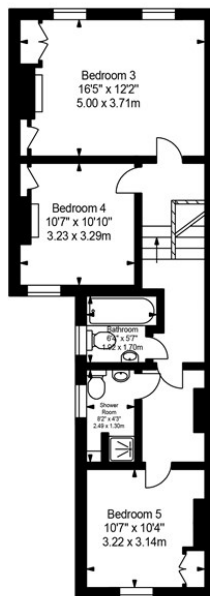


Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
floor plan by: [www.creativeplanetuk.com](http://www.creativeplanetuk.com)

Tynemouth Road,  
London, N15

Approximate Gross Internal Area :-  
Ground Floor :- 63.26 sq m / 681 sq ft  
First Floor :- 62.24 sq m / 670 sq ft  
Total :- 125.51 sq m / 1351 sq ft



First Floor



#### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (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 energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 62      | 85        |
| EU Directive 2002/91/EC                     |         |           |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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