

**P** Resident  
permit  
holders  
only  
Mon - Sat  
8 am - 6.30 pm



Seymour Road, Harringay, N8 0BE

PER MONTH  
£2,600 Per  
Month

 **Coultons**

## PROPERTY SUMMARY

A three double bedroom, double bayed terraced house set over three floors on the popular Harringay Ladder with easy access to local amenities and excellent transport links. The property benefits from an open plan lounge with a modern fitted kitchen with granite work surfaces and integrated appliances, en suite to the main bedroom, a further modern fitted family bathroom, private rear garden and off street parking.

Seymour Road a highly sought after road on the Harringay Ladder, ideally located for the busy shopping area of Green Lanes with all its restaurants, bars and coffee shops and within easy reach of trendy Crouch End along with the green spaces of both Finsbury & Alexandra Parks. Local transport links includes Turnpike Lane Underground Station (Piccadilly Line Zone 3), Manor House Underground Station (Piccadilly Line Zone 2), Harringay Rail Station (to Kings Cross or Moorgate) & London Overground from Harringay Green Lanes.

In our opinion this property would make an excellent home and viewing is highly recommended.

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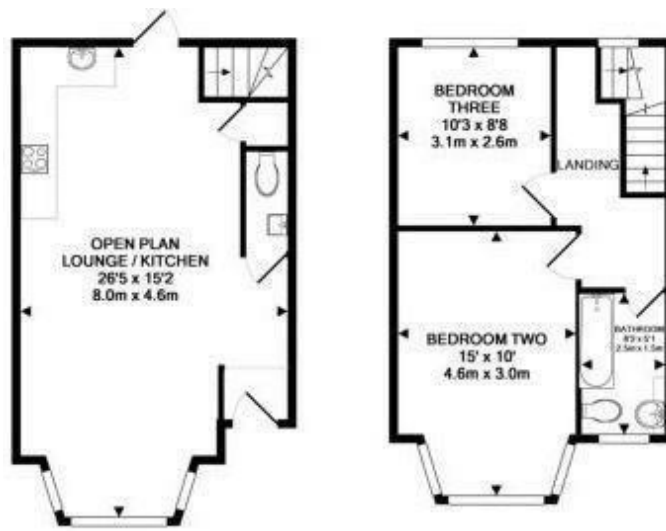
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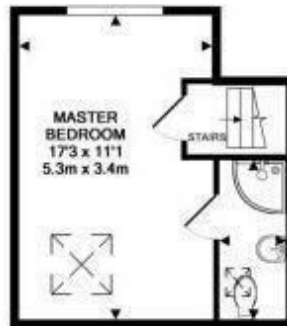






GROUND FLOOR  
APPROX. FLOOR  
AREA 366 SQ.FT.  
(34.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 356 SQ.FT.  
(33.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 246 SQ.FT.  
(22.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 967 SQ.FT. (89.8 SQ.M.)

**LOCAL AUTHORITY**

Haringey

**TENURE**

**COUNCIL TAX BAND**

E

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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