# MATTHEW JAMES

Residential Sales • Lettings • Management







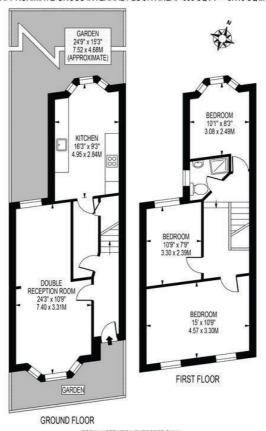


Graham Road, London, N15 3NL Asking Price £630,000

Matthew James offer for sale a Victorian three bedroom terraced house located on a quiet traffic controlled treelined side road within close proximity of Wood Green shopping centre with its wide choice of cafes, restaurants and under cover shopping mall and within 3 minutes walk of Turnpike Lane tube station. The property requires updating throughout and offers a ground floor double reception with separate kitchen leading to a private garden. Upstairs there are three bedrooms and a bathroom with the opportunity to further develop the roof space and extend to the rear subject to planning permission. The property is to be sold with no upward chain. Viewing Highly Recommended.

#### **GRAHAM ROAD**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 938 SQ FT - 87.18 SQ M



FOR ILLUSTRATION PURPOSES ONLY

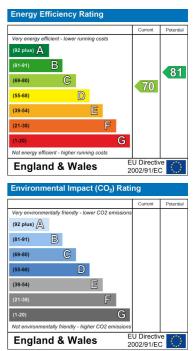
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.

ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL, SURVEY AS TO THE CORRECTNESS OF EACH STATEMEN.

#### Area Map

### A709 Lordship Ln Station Rd WOOD GREEN Mayes Rd NOEL PARK 8 38 Turnpike Ln DUCKETT'S Downhills Philip Ln GREEN Park W Green Rd High St Green Lanes HORNSEY A103 W Green Rd Map data @2025

## **Energy Efficiency Graph**



These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.