



## THE CAMPSBOURNE, LONDON OFFERS OVER £675,000 Freehold

Relocation Homes are delighted to market this three bedroom end of tenancy family home. With the potential to extend STPP. Benefits include Two reception rooms, Fitted Kitchen, Lean-to, Rear Garden, Three fantastic size bedrooms & Family bathroom. Located within 10 Mins walk of Hornsey Br station.

## UNDER OFFER

- Close to local Amenities
- Fitted Kitchen
- Garden
- Potential to Extend Further (STPP)
- 10 Min Walk To Hornsey Br Station

Relocation Homes are delighted to market this three bedroom end of tenancy family home. With the potential to extend STPP. Benefits include Two reception rooms, Fitted Kitchen, Lean-to, Rear Garden, Three fantastic size bedrooms & Family bathroom. Located within 10 Mins walk of Hornsey Br station.

Tenure: Freehold

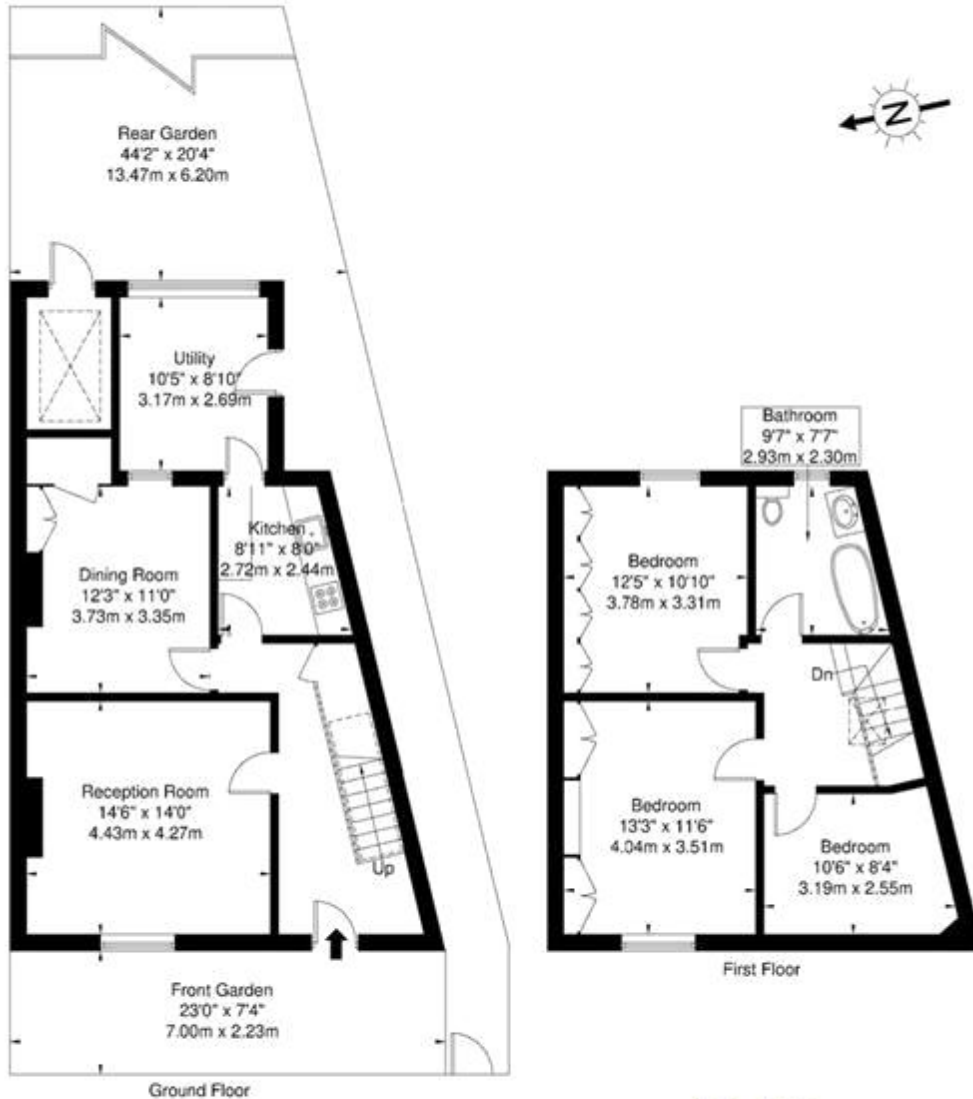
Garden details: Private Garden



THE CAMPSBOURNE, LONDON  
OFFERS OVER £675,000 Freehold

# The Campsbourne, N8 7PN

Approx. Gross Internal Area = 117.5 sq m / 1265 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright © BLEUPLAN

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.