



## RANELAGH ROAD

### LONDON, N17 6XU

**£390,000**  
**LEASEHOLD**

Discover a remarkable opportunity in Haringey with this 2-bedroom flat.

Positioned to offer comfortable living, the property boasts a spacious living room, modern kitchen, serene bedrooms, and an immaculate bathroom.

This 2-bedroom flat on Ranelagh Road enjoys a well-connected and vibrant community setting with easy access to local amenities and transportation.

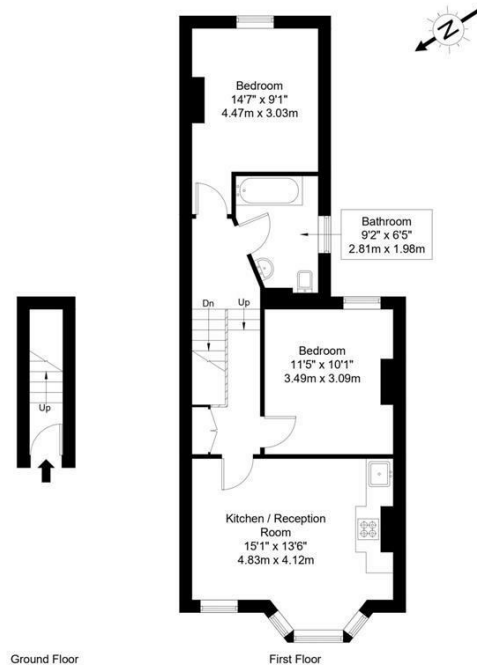
Notably, the flat is chain-free and comes with a ground rent of £250 per year, along with a service charge of £0.



**TAYLOR HAWKINS**  
Estate Agents  
0208 958 2222 / [TaylorHawkins.co.uk](http://TaylorHawkins.co.uk)

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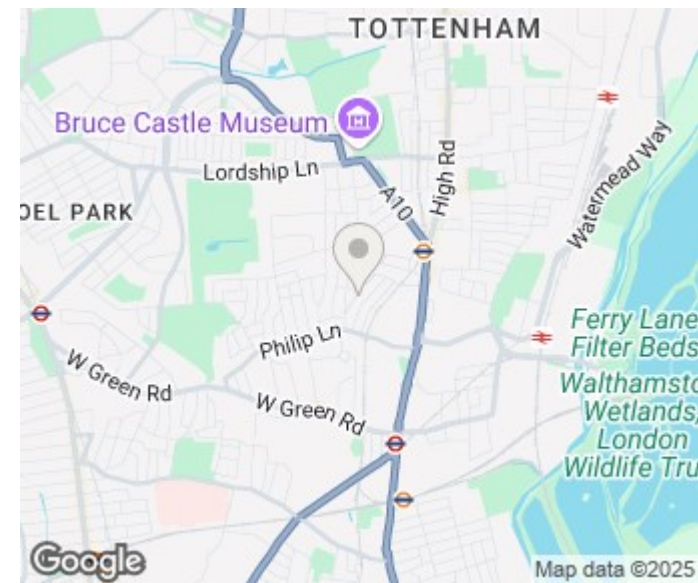
Approx Gross Internal Area = 56.45 sq m / 608 sq ft



Ref :

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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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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>	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

Edgware Sales  
58 Edgware Way  
Edgware  
Middlesex  
HA8 8DJ

020 8958 2222  
property@taylorhawkins.co.uk  
<https://taylorhawkins.co.uk/>



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