



# 12 BOREHAM ROAD

LONDON, N22 6SP

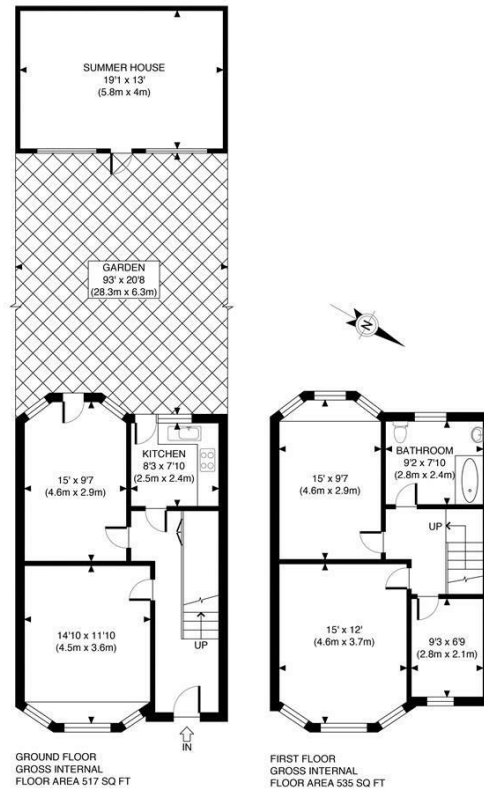
£575,000

We are delighted to present this charming three-bedroom mid-terraced family home, built in the early 1900s and located on a popular residential road. The property, spanning a generous 1300 sq ft (including the summer house at the rear of the garden), offers an exciting opportunity for modernization, perfect for anyone looking to add their own style and taste.

Front Reception Room: Bright and airy, ideal for relaxing and entertaining.

Kitchen: Ready for your personal touch.

# Hemmingfords

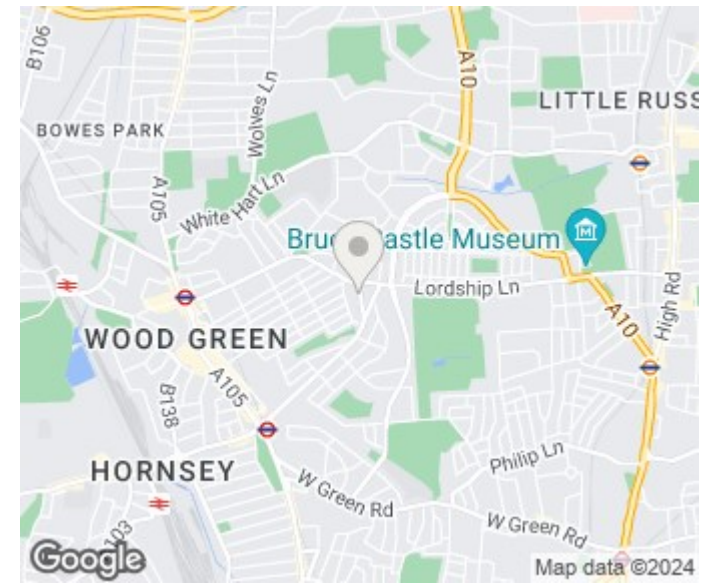


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 517 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 535 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH SUMMER HOUSE 1300 SQ FT / 121 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT SUMMER HOUSE 1052 SQ FT / 98 SQM  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.  
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
 conduct a careful, independent investigation of the property in respect of monetary valuation

Boreham Road  
 0800 080724  
 photoplan



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

Hemmingfords Sales & Lettings  
 Second Floor  
 34 Upper Street  
 London  
 N1 0PN

02038907470  
 info@hemmingfords.co.uk  
 www.hemmingfords.co.uk

Hemmingfords