

DRIVERS & NORRIS  
PROPERTY & SO MUCH MORE



2 Bedroom Maisonette

Berriman Road, London, N7

## Key Features:

- 2 Double Bedroom Garden Maisonette
- Set Over Raised & Lower Ground Floors
- Sole Use of Secluded Rear Garden
- Own Front Door Street Entrance
- Featuring a Large Kitchen/Diner
- Reception with Full Height Bay Window
- Great Location Close to Transport/Shops
- Chain Free

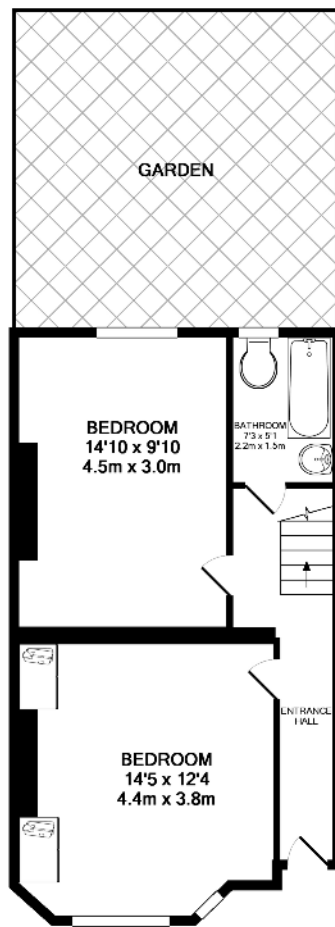
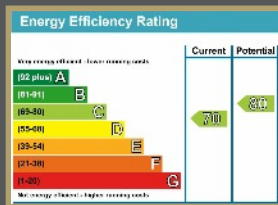
## Information

Tenure: Leasehold. 125 years from 1<sup>st</sup> April 2002

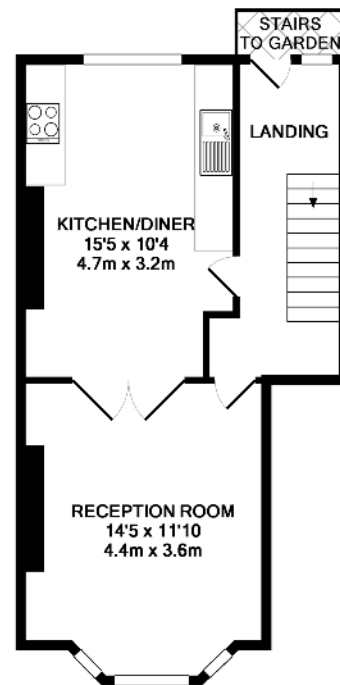
Service Charge (including Ground Rent):  
2016/2017 - £778.92.

2017/2018 (Estimate) - £836.03

Council Tax: Band E (£1,651.32 for 2017/18)



LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 404 SQ.FT.  
(37.5 SQ.M.)



RAISED GROUND FLOOR  
APPROX. FLOOR  
AREA 387 SQ.FT.  
(36.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 791 SQ.FT. (73.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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