



## Wallis Mews, N8 0BF

**£424,950 LEASEHOLD**

With the entrance tucked behind vibrant Wood Green High Road and located above one of the large double fronted commercial buildings, you'll find this 'hidden gem' a huge 2 double bedroom apartment flat. Set within a period building and occupying 860 sq ft; this naturally bright 'new build' flat has been finished to exceptional standard with its own private balcony with views of Alexandra Palace. Features include: Master bedroom with large en-suite shower room, large double bedroom and a huge open-plan 32ft living space leading to a fully fitted kitchen finished with solid quartz worktops. Transport links are absolutely superb with a choice of Turnpike Lane and Wood Green Stations at either end of the high road and easy access for Alexandra Palace and Hornsey mainline station into Kings Cross and Moorgate. This leasehold flat comes with a brand-new 125 year lease, communal bike storage and supplied completely 'Chain Free'.

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These particulars, whilst believed to be accurate 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 fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.




Total Area: 79.9 m<sup>2</sup> ... 860 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only






## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(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		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address:  
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## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 

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