



wilkinsonbyrne

Residential Sales | Lettings & Management



Park Avenue, N22 7HA

£525,000 LEASEHOLD

A stunning two double bedroom first floor conversion located on a highly desirable residential road, moments from Alexandra Palace. The property has recently been refurbished to a high standard by the current vendor. Benefits include a spacious open plan kitchen/reception, two bedrooms one benefiting from an en-suite, family bathroom and abundance of storage space. Alexandra Palace is ideally located close to the amenities of Wood Green, as well as the transport links including Alexandra Palace Rail and Wood Green tube (Piccadilly Line).

****Chain Free****

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The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.

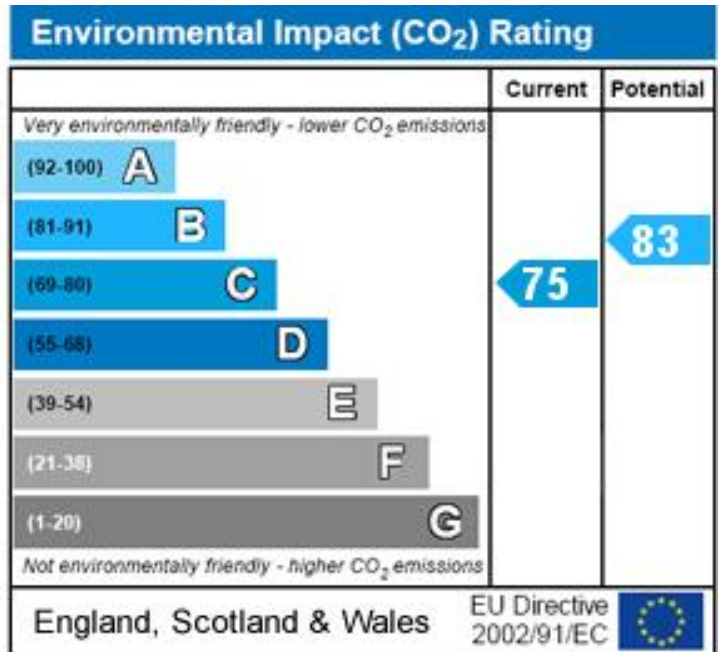
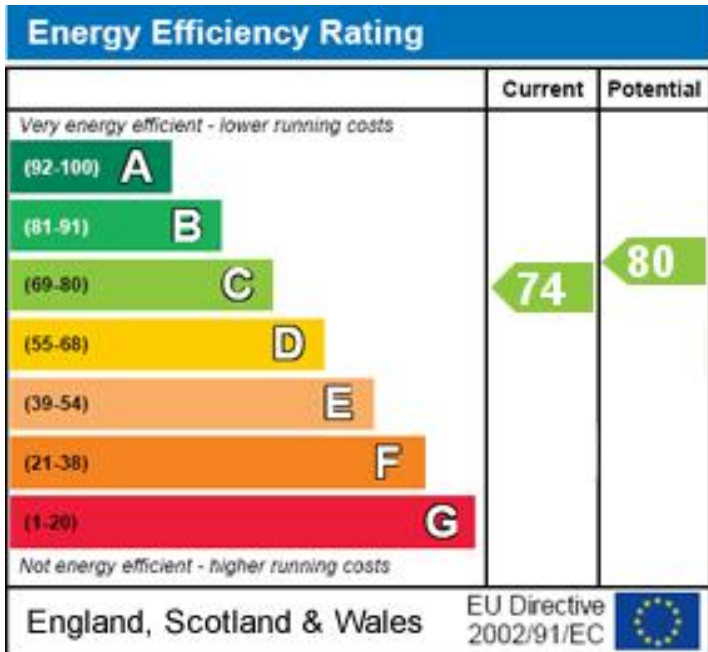




These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



FIRST FLOOR
769 SQ FT / 71.4 SQ M



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