



Wightman Road, N4 1RQ

£335,000 LEASEHOLD

A stunning one bedroom Victorian conversion, located on this highly regarded road, moments from the green open space of Finsbury Park. The property has been tastefully refurbished by the current owner and would be perfect for a professional couple or first time buyer. Benefits include an open plan reception room/kitchen, one double bedroom, immaculately presented bathroom and a stunning room terrace which you could imagine enjoying a glass of wine in these summer months. Conveniently located for the bars and restaurants of Stroud Green and Green Lanes, Harringay and fantastic transport links all within short walking distance via Finsbury Park, Manor House Tube station (Piccadilly Line) and Harringay Green Lanes Overground station.

****Sole Agents****

T: 0208 888 0022 **E:** turnpikelane@wilkinsonbyrne.com **W:** www.wilkinsonbyrne.com



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 sight of 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.



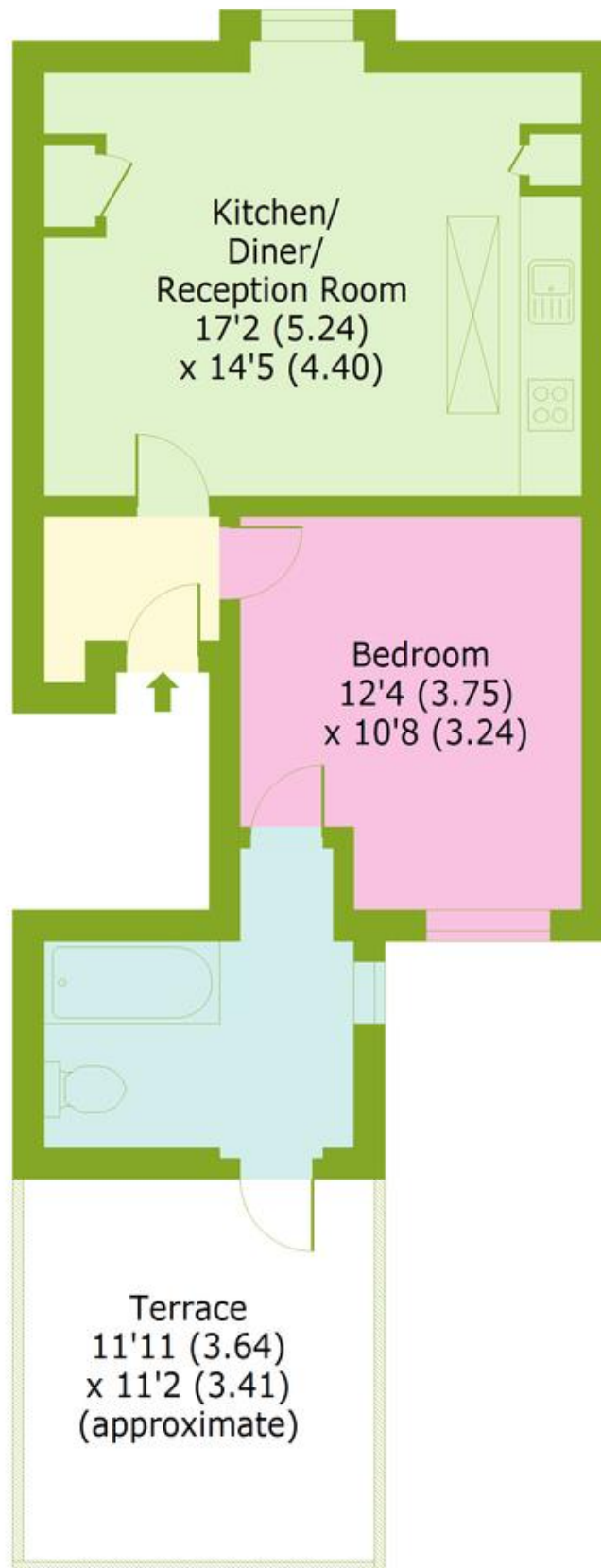


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

Wightman Road, N4

Approx. Gross Internal Area (Including Terrace) 588 Sq Ft - 54.6 Sq M


Approx. Gross Internal Area (Excluding Terrace) 454 Sq Ft - 42.2 Sq M




FIRST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Bounds Green Office
 3 Latham Court
 Brownlow Road
 London N11 2ES
 0208 - 365 - 8900
boundsgreen@wilkinsonbyrne.com

Turnpike Lane Office
 8 Turnpike Parade
 Green Lanes
 London N15 3EA
 0208 - 888 - 0022
turnpikelane@wilkinsonbyrne.com