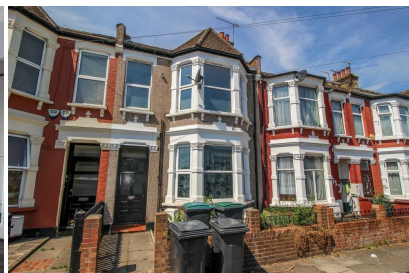




wilkinsonbyrne

Residential Sales | Lettings & Management



Meads Road, N22 6RN

£385,000 LEASEHOLD

A stunning two bedroom first floor Victorian conversion located on a popular residential street. The apartment has recently been refurbished to a high standard with a contemporary feel throughout. Benefits include an open plan reception room/kitchen with integrated appliances, two good size bedroom and a modern bathroom. Meads Road allows access to the many shopping and transport facilities of Wood Green High Road and Turnpike Lane Underground station (Piccadilly Line). The iconic Westbury Gastro Pub and Restaurant (Westbury Avenue) as well as the green open spaces of Belmont Park with access to both Lordship Recreation grounds and Downhill's Park are all close by.

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.

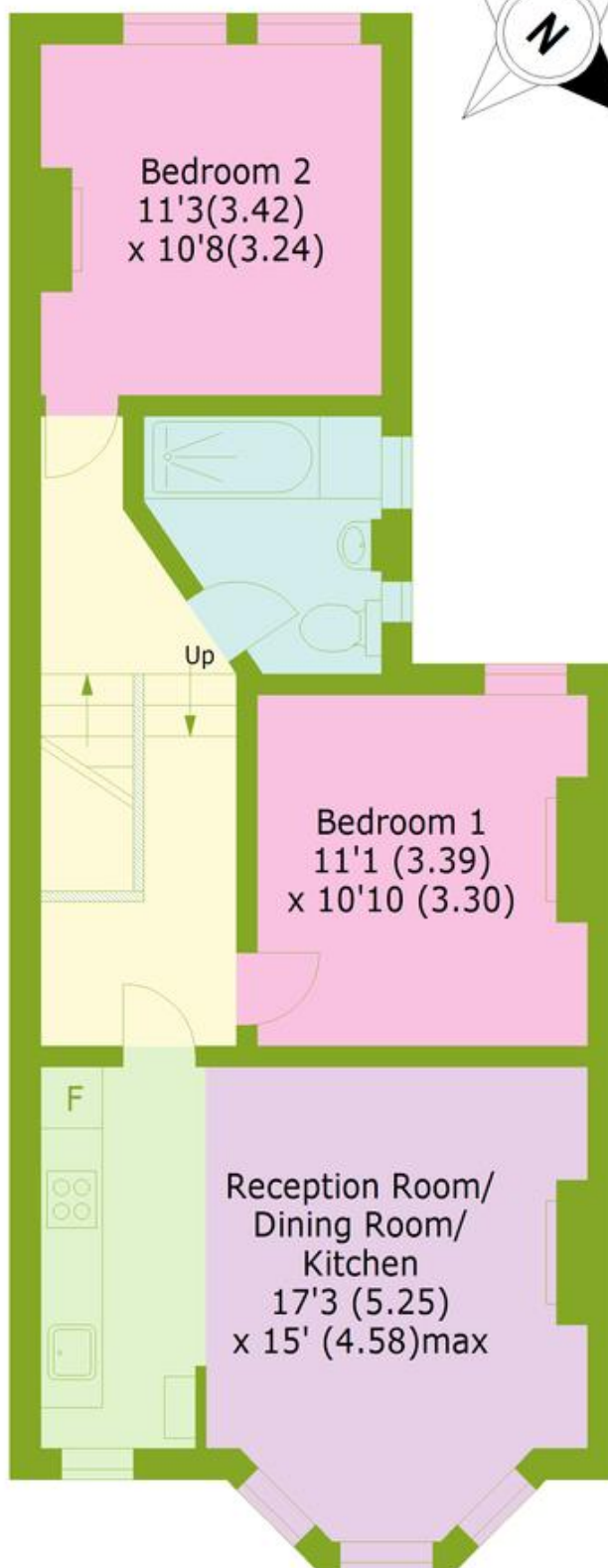
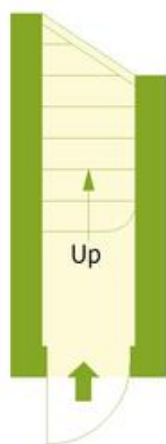




These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

Meads Road, N22

Approx. Gross Internal Area 696 Sq Ft - 64.7 Sq M




Ground Floor
Entrance

FIRST FLOOR


Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | 68 |
| (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 | | |
| (69-80) C | | 74 |
| (55-68) D | | |
| (39-54) E | 52 | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

England, Scotland & Wales EU Directive 2002/91/EC 

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