



wilkinsonbyrne

Residential Sales | Lettings & Management



Maurice Avenue, N22 6PU

£525,000 FREEHOLD

This charming and stylish two bedroom period house sits within the highly sought after Noel Park Conservation Area of Wood Green N22. Simply stunning throughout, this ideal family home is packed full of Victorian charm, while remaining fresh and modern. We love how naturally bright it is, complementing the owner exquisite taste and boasting a sunny South-East facing garden.

Benefits include reception room with a cosy fireplace, bright and airy kitchen with access to a picturesque rear garden, luxurious upstairs bathroom, 2 bedrooms and an abundance of storage space in the loft.

Maurice Avenue 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 Russell Park within a stones throw, or if you prefer more open spaces; Belmont Park with access to both Lordship Recreation grounds and Downhill's Park.

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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 no tested any equipment, fixtures or fittings or ceilings 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.

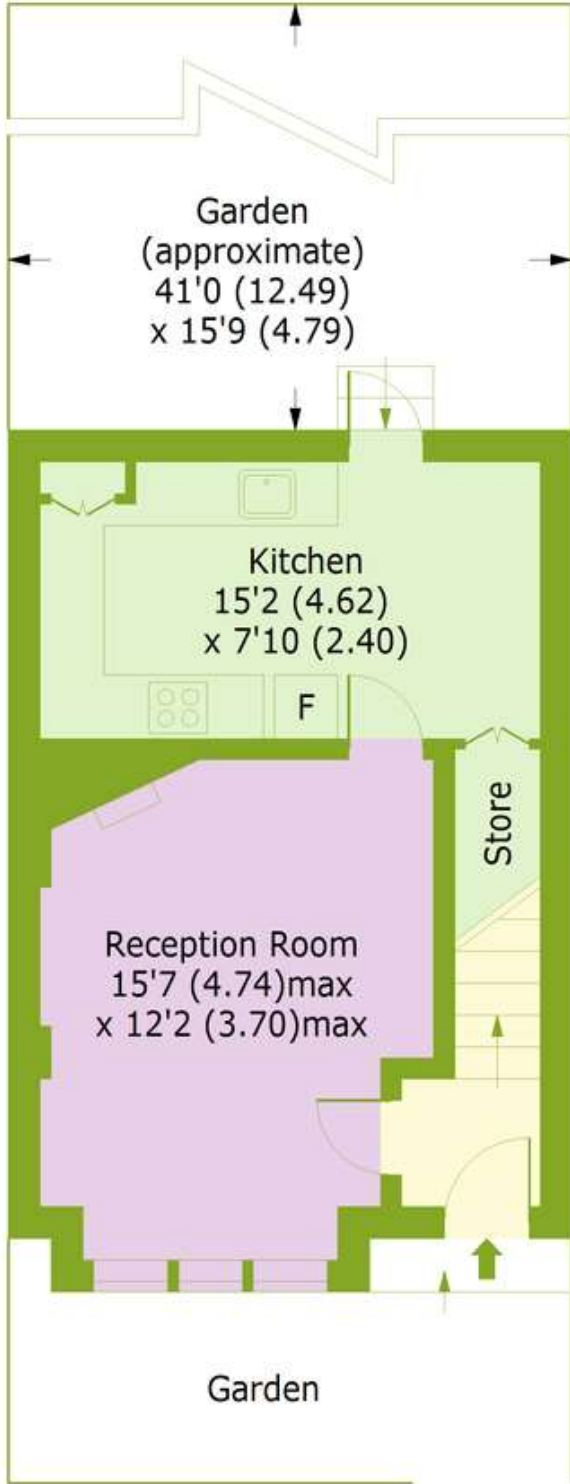




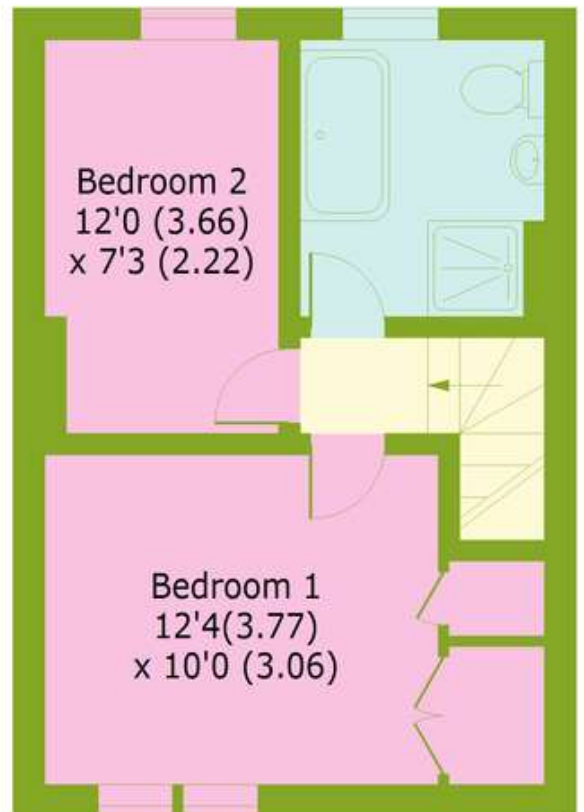
These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

Maurice Avenue, N22

Approx. Gross Internal Area 721 Sq Ft - 66.98 Sq M



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C		
(55-58) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



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