

## Stuart Crescent, N22 5NJ

**OIEO £350,000 LEASEHOLD**

A desirable two bedroom first floor apartment in a well maintained private purpose built block with stunning views of the surrounding area. Occupying over 700 Sq Ft of living space, the property has been well maintained by the current owner and is perfect for a first time buyer or buy-to-let investor. Benefits include a spacious reception room, two double bedrooms, kitchen, bathroom and a reserved underground parking space. Stuart Crescent is ideally situated for the vibrant Wood Green shopping area with all its bars and restaurants, and the historic Alexandra Palace with its cultural events and green open park space. The property is incredibly well connected for public transport with easy access to both Wood Green and Turnpike Lane Underground stations (Piccadilly Line Zone 3) and Alexandra Palace Station for Great Northern and City Thameslink connections. Offered with no onward chain.

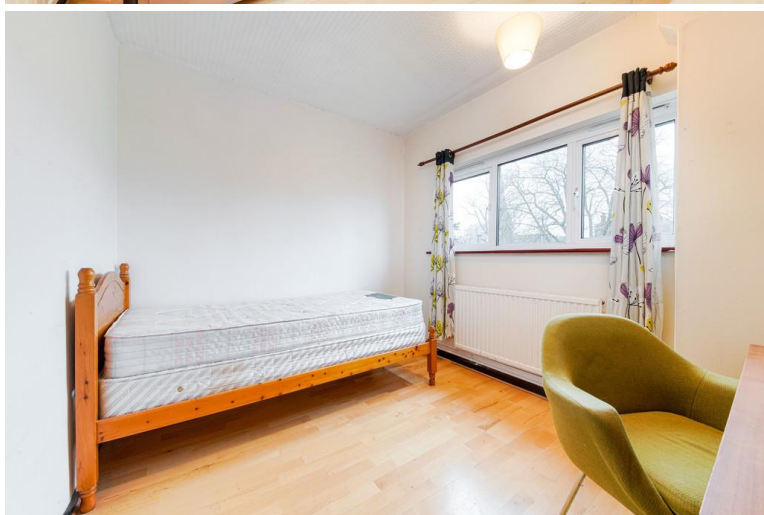
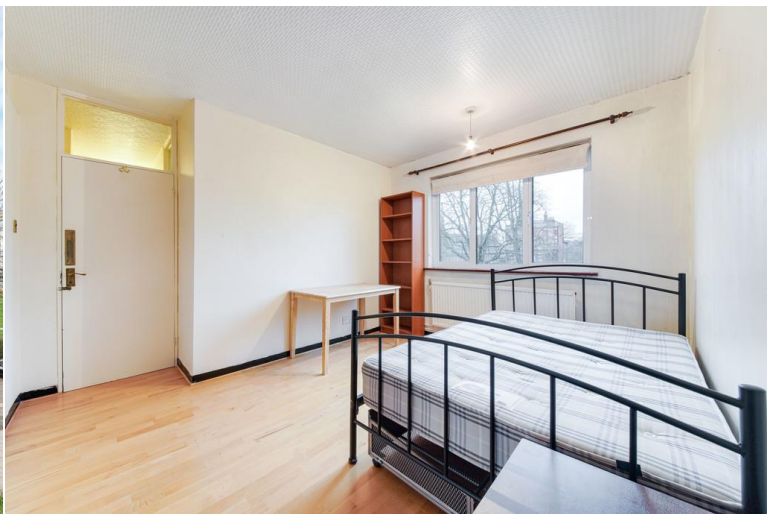
T: 0208 888 0022 E: [turnpikelane@wilkinsonbyrne.com](mailto:turnpikelane@wilkinsonbyrne.com) W: [www.wilkinsonbyrne.com](http://www.wilkinsonbyrne.com)



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 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.





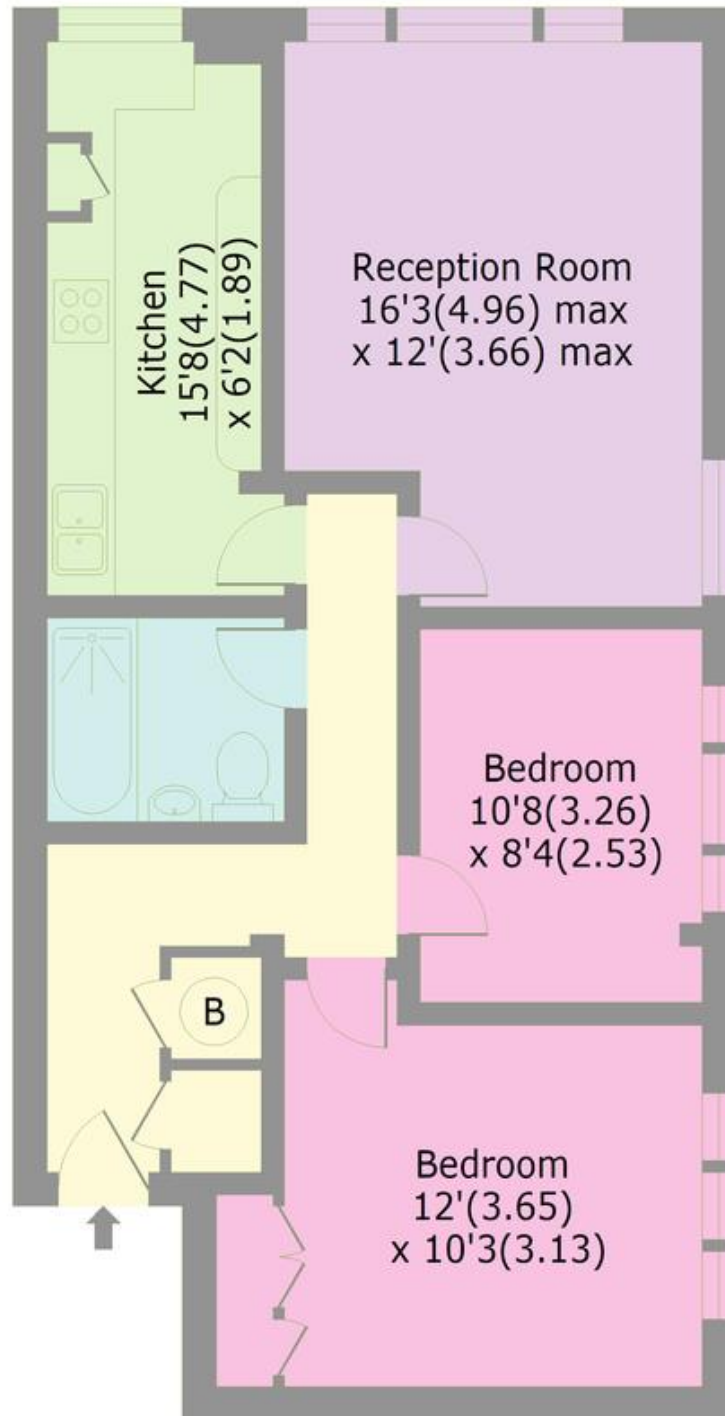
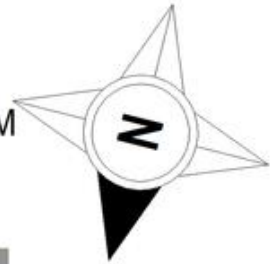


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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



## Stuart Crescent, N22

Approx. Gross Internal Area 712 Sq Ft - 66.1 Sq M



### FIRST FLOOR