



Lyndhurst Road, N22 5AT

£425,000 LEASEHOLD

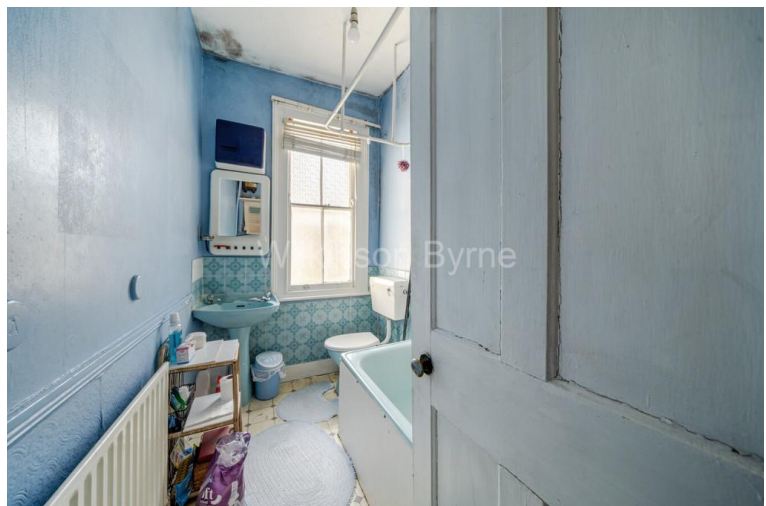
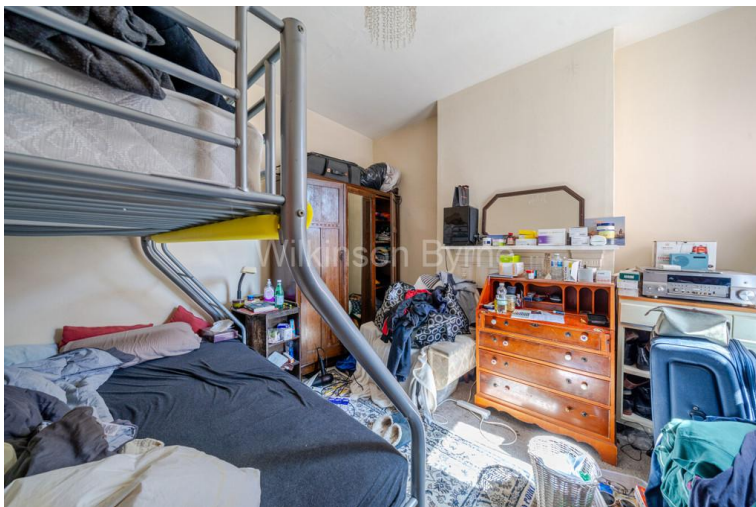
A fantastic opportunity to purchase this charming first floor 3 bed maisonette that has direct access to its own private garden. The property benefits from having a wealth of space (861 sq ft / 80 sq m approximately) with a 17' lounge, 2 double bedrooms, and it's own front door. The property is in need of some refurbishment throughout but does still feature period fireplaces in the rooms. Located in a quiet street but only a one minute walk from the vibrant Green Lanes high street with restaurants and coffee shops on offer, the property is in a sought after location. Close to the transport links of Woodgreen tube station (20 minutes to Covent Garden on the Piccadilly line) and the A406 and A10 north, as well as nearby green spaces, this good value property is not one to miss.

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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 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.



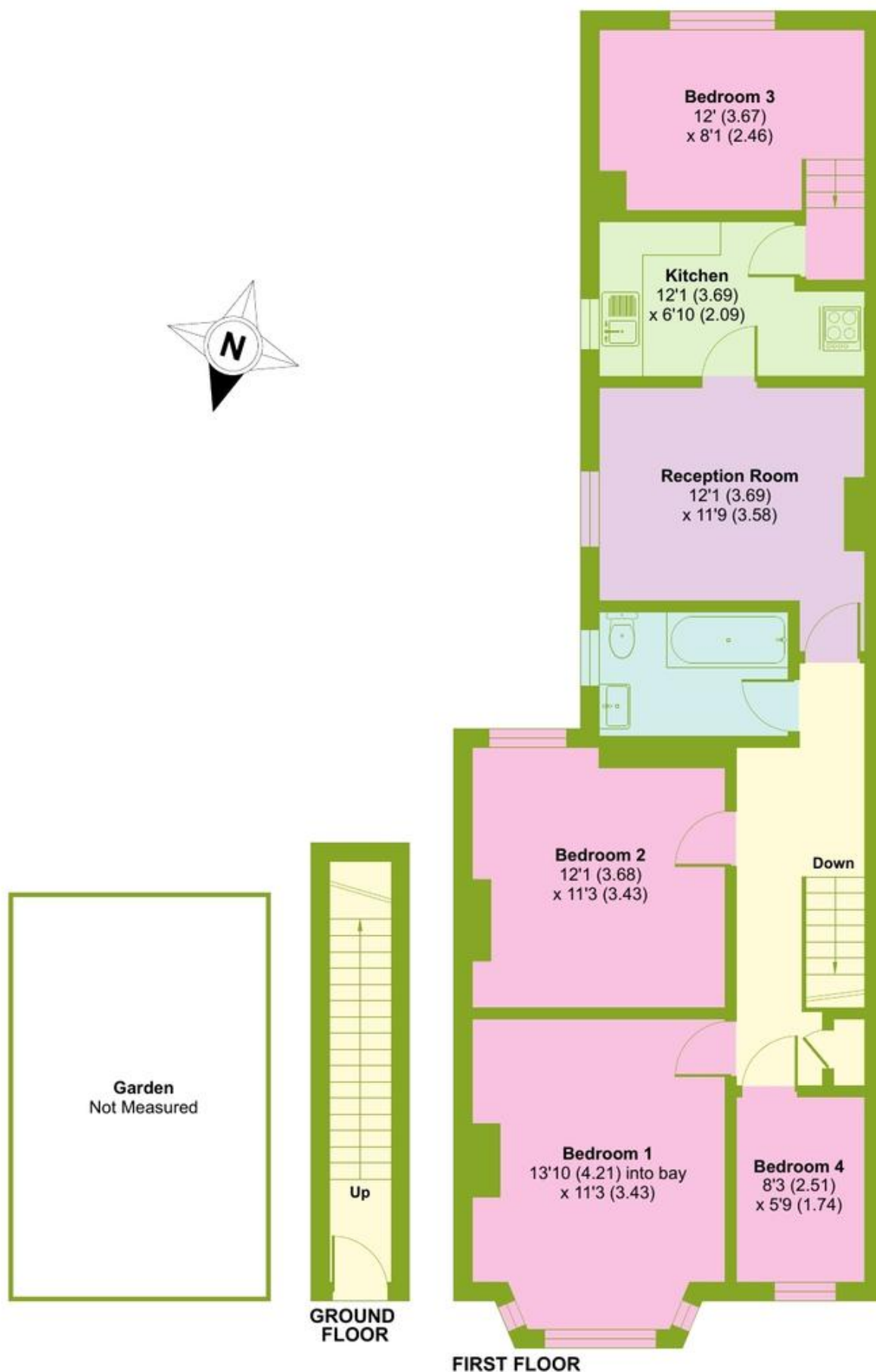


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

Lyndhurst Road, Wood Green, London, N22

Approximate Area = 860 sq ft / 79.8 sq m

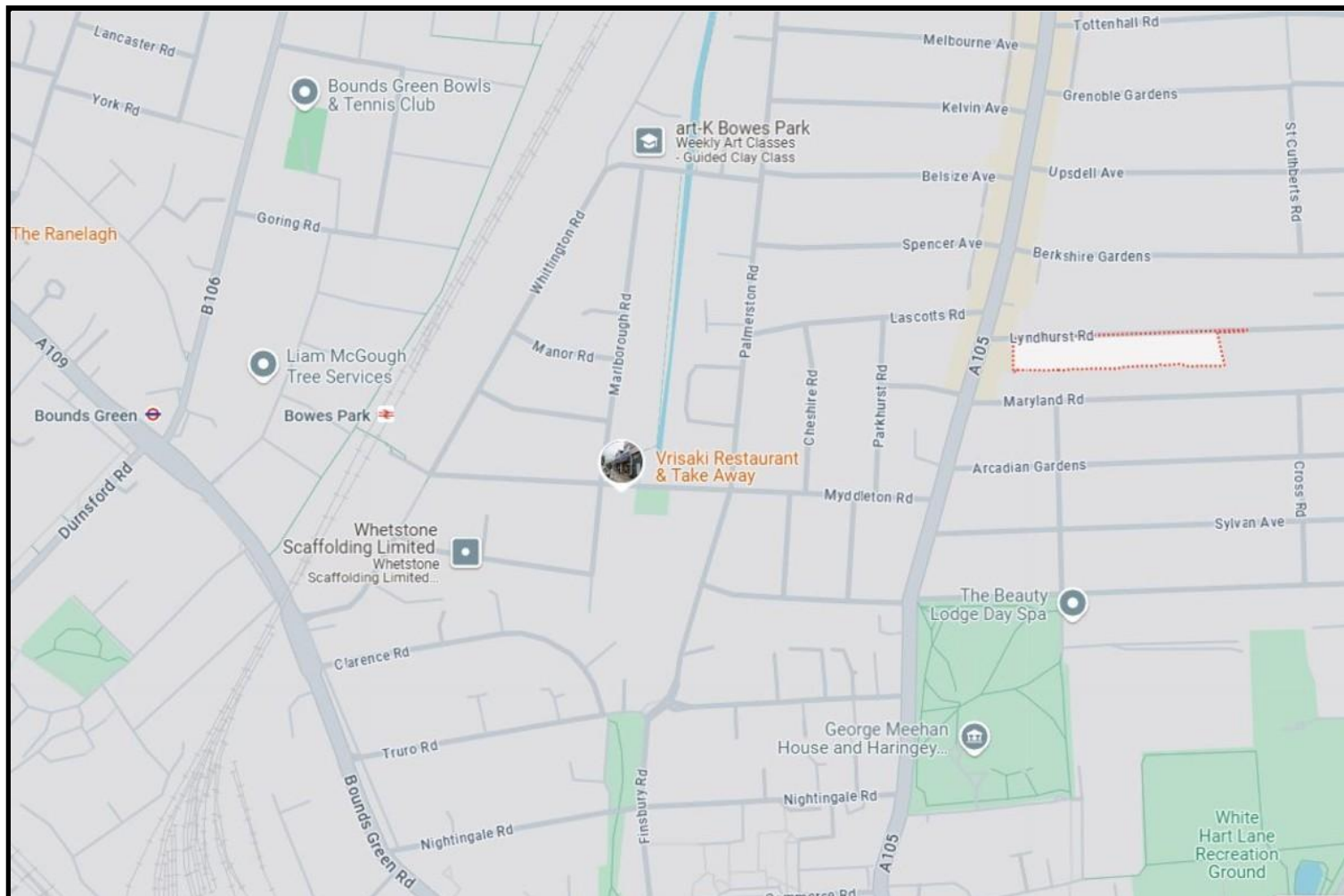
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Wilkinson Byrne. REF: 1273022

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 60 D |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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