

## Oak House, N22 8YT

**£430,000 LEASEHOLD**

A well-presented, bright, and spacious two-bedroom flat situated on the top floor of the purpose-built Oak House, located on a quiet residential street off Trinity Road. The property features a generous open-plan living area with a contemporary, fully fitted kitchen. Large dormer windows flood the space with natural light, creating a warm and inviting atmosphere that is perfect for both relaxation and entertaining. There are two well-proportioned double bedrooms, one of which benefits from a peaceful rooftop outlook and ample built-in storage. The flat also includes a modern bathroom, double glazing throughout, and gas central heating. Ideally positioned within easy reach of local amenities, green spaces, and excellent transport links including Bounds Green Underground Station, just a short walk away (offering quick and convenient access to Central London and beyond)

T: 0208 365 8900 E: [boundsgreen@wilkinsonbyrne.com](mailto:boundsgreen@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.

# Trinity Road, London, N22

Approximate Area = 688 sq ft / 64 sq m

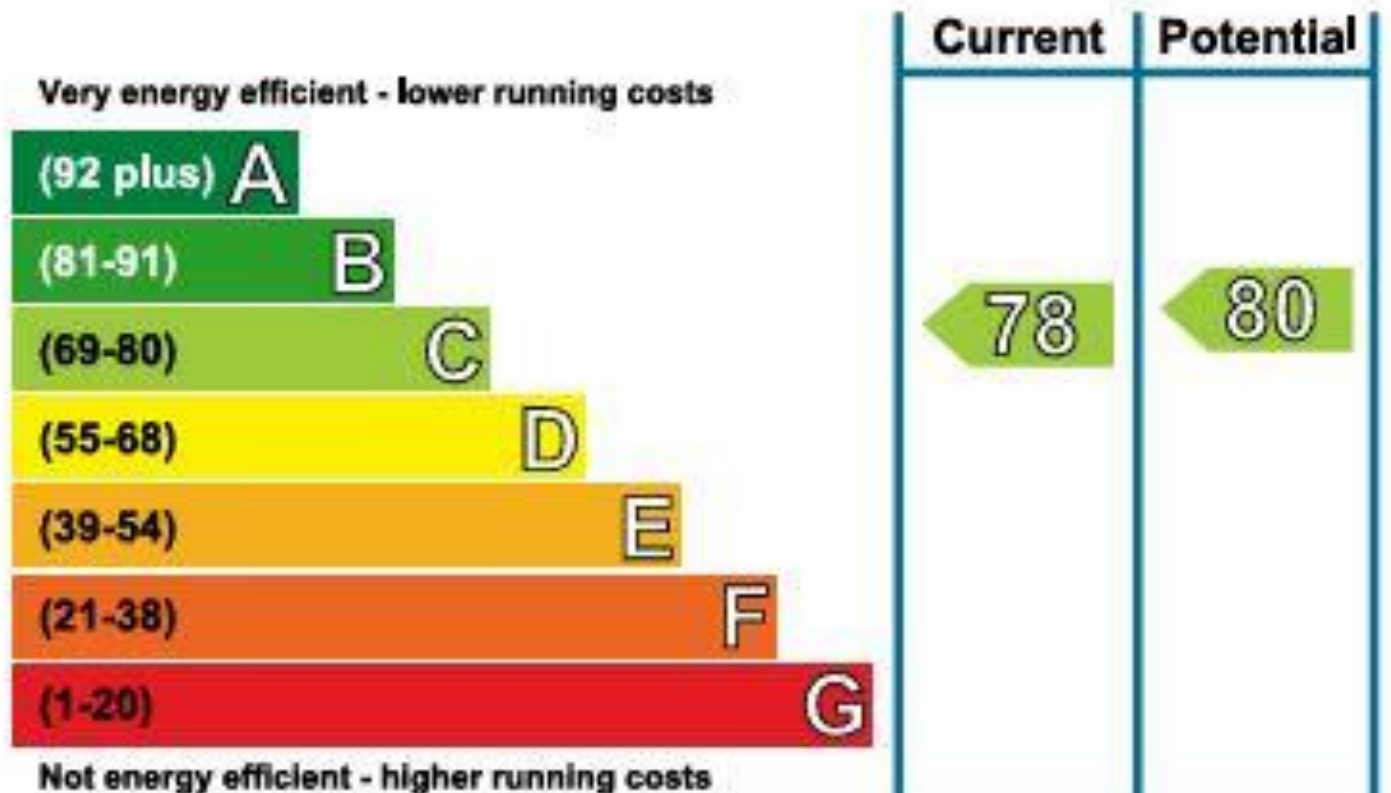
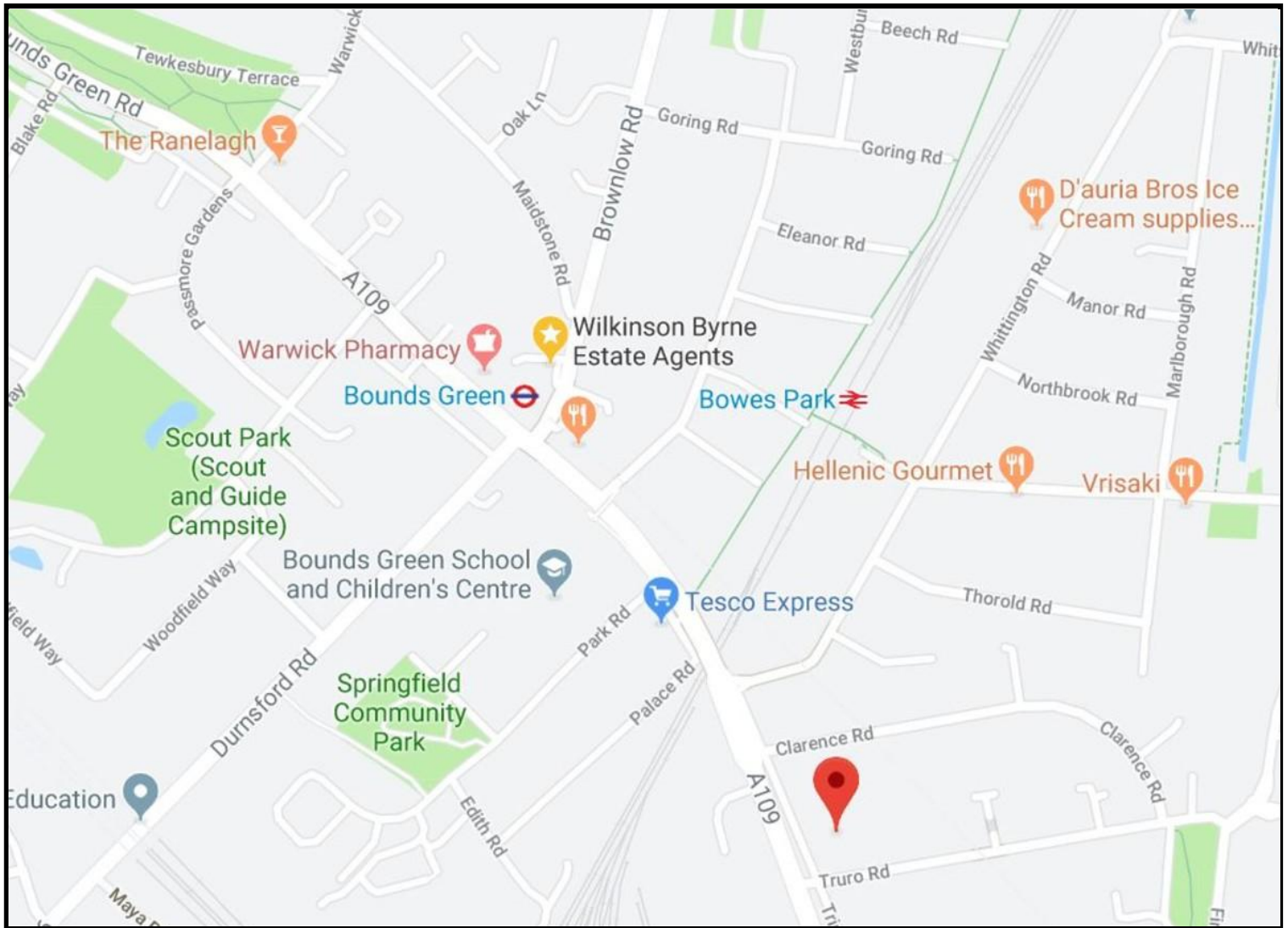
Limited Use Area(s) = 44 sq ft / 4 sq m

Total = 732 sq ft / 68 sq m

For identification only - Not to scale







Bounds Green Office  
 3 Latham Court  
 Brownlow Road  
 London N11 2ES  
 0208 - 365 - 8900

[boundsgreen@wilkinsonbyrne.com](mailto:boundsgreen@wilkinsonbyrne.com)

Turnpike Lane Office  
 8 Turnpike Parade  
 Green Lanes  
 London N15 3EA  
 0208 - 888 - 0022

[turnpikelane@wilkinsonbyrne.com](mailto:turnpikelane@wilkinsonbyrne.com)