

Lyndhurst Road, N22 5AY

OIEO £400,000 LEASEHOLD

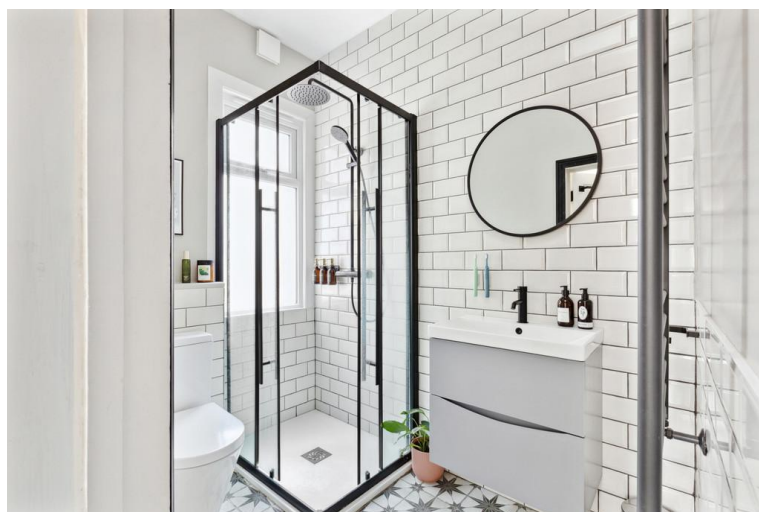
Beautifully renovated to a high standard, this ground floor maisonette on Lyndhurst Road offers approx. 577 sq. ft. of flexible accommodation as a one or two bedroom home. Full of period charm with cast iron fireplaces, decorative ceiling mouldings and oak flooring throughout, the property also features a stylish bathroom, wide hallways with storage, and a bright open-plan living/dining area with brand new kitchen leading to a landscaped garden. The garden includes a patio ideal for entertaining and a spa-style retreat with sauna (by separate negotiation). Newly fitted double-glazed windows enhance energy efficiency, while on-street resident and visitor permits are available. Set on a peaceful, tree-lined street close to Wood Green, Bounds Green and Bowes Park stations, the property benefits from excellent transport links, good local schools, and vibrant amenities nearby, making it an ideal home for couples, professionals or young families. *** Council Tax Band C ***

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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.

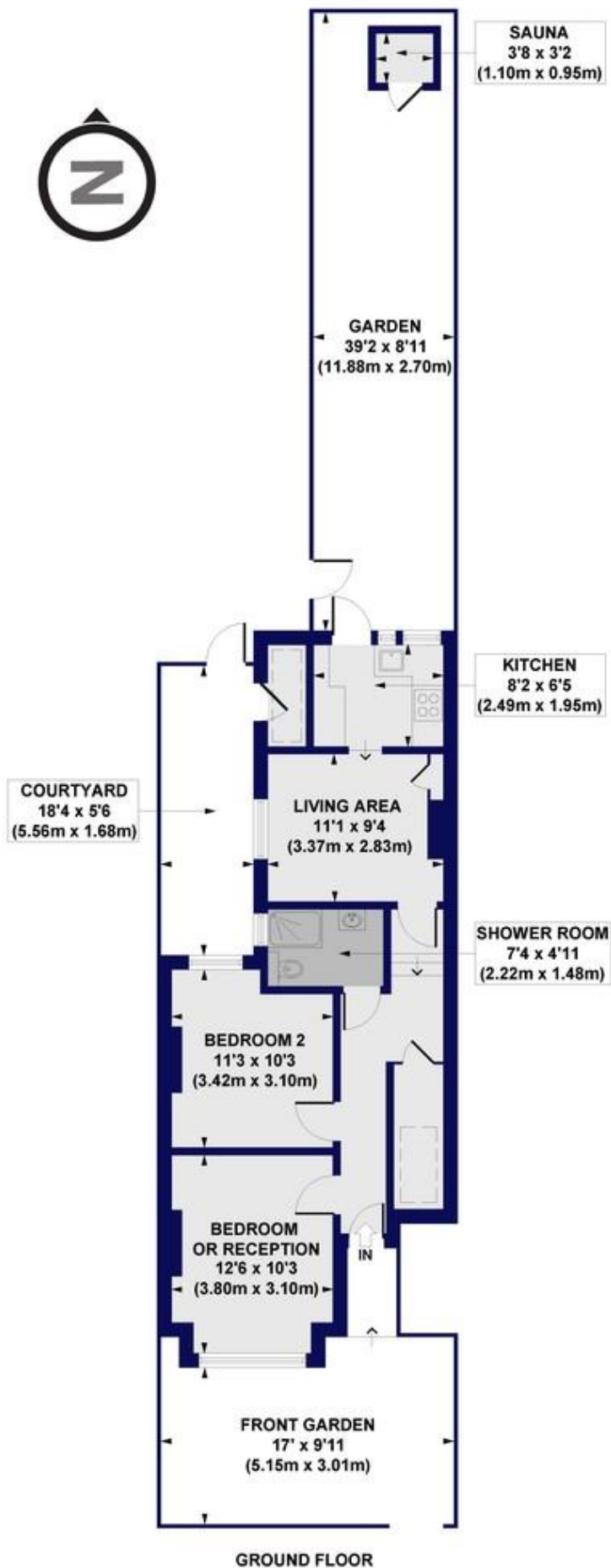




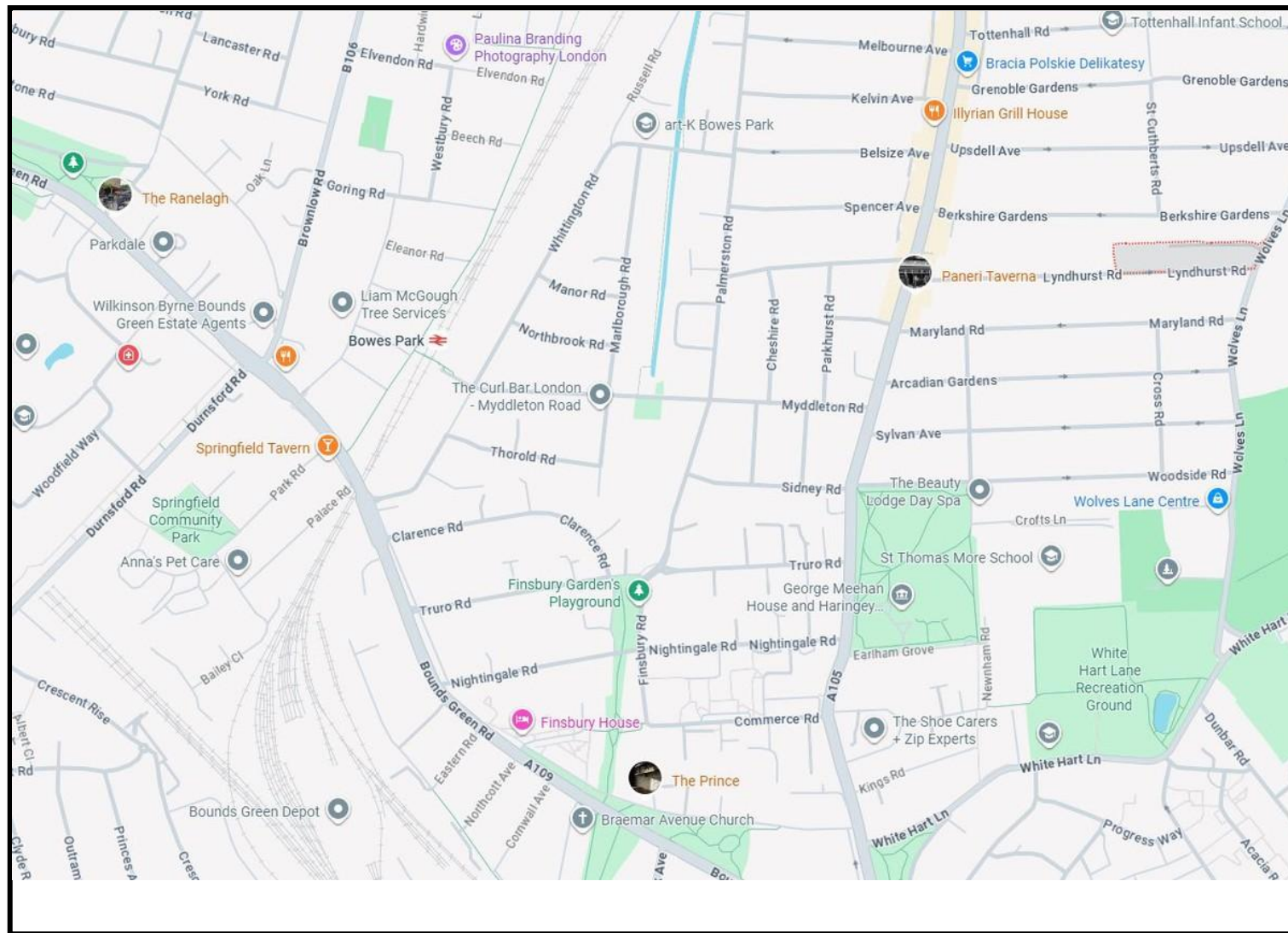
These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are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

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Approx. Gross Internal Floor Area 577 sq. ft / 53.62 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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