

Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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**£365,000**

Leasehold

- SPACIOUS THREE BEDROOM FLAT
- TOP FLOOR OF SMALL PURPOSE BUILT BLOCK
- EXCELLENT LOCATION
- NO ONWARD CHAIN
- ACCESS TO LARGE COMMUNAL GARDENS
- 778 SQ. FT



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



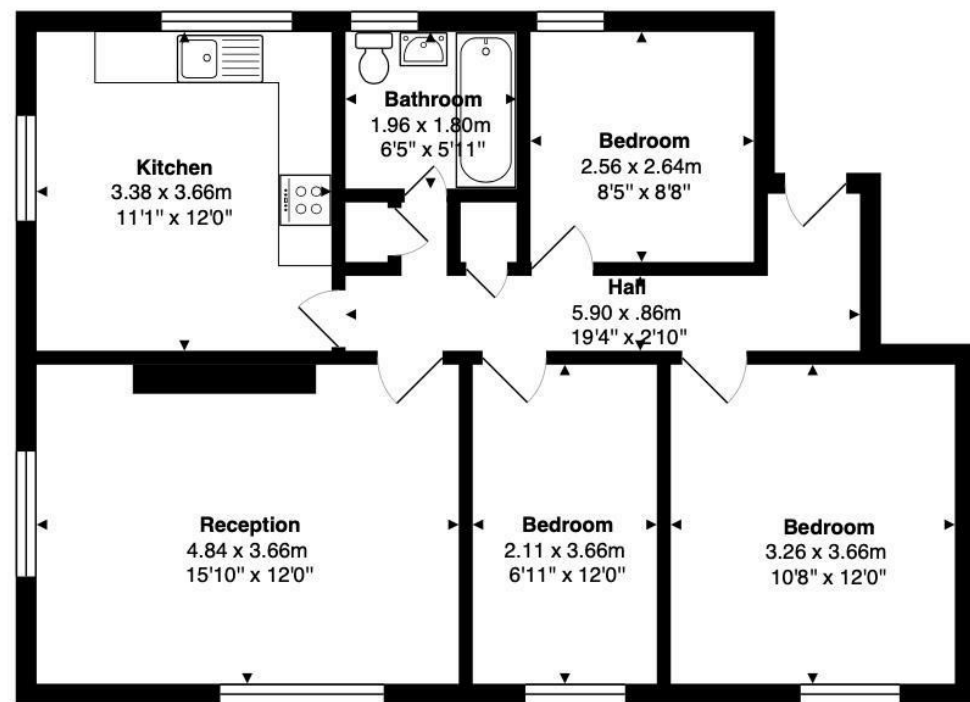
# About The Property...

Michael Naik & Co offer this generously sized flat situated on the top floor of a small residential block comprising of twelve flats, just a short walk from Wood Green underground and Wood Green high street which offers bus links in addition to a popular offering of retailers and restaurants within both the high street and Wood Green shopping centre.

The flat itself offers bright and spacious accommodation, with an I-shape entrance hall leading you through to a large reception with space for dining, separate kitchen, bathroom and three well proportioned bedrooms (all bedrooms are double rooms exceeding 6.5 sq. m), the flat has has roof top views over North London and Alexandra Palace, and also benefits from access to a large communal garden at the rear, plus external lock up storage which would be ideal for secure bike storage.

## Key Information

- 778 sq. ft
- No Onward Chain
- Leasehold, 86 Years Remaining
- Service Charge & Ground Rent , £2100 for 2024/2025
- EPC Rating - C/71
- Local Authority - Haringey - Band C



12 Norman Close, N22 5ER  
Total Area: 72.2 m<sup>2</sup> ... 778 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

