



**Coultons**  
**FOR SALE**  
020 3869 8789  
www.coultons.co.uk

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**Advance Warning**  
Impending  
RCE LTD  
Working on behalf of  
Expected Works Start date  
Expected Durations  
Emergency contact number  
02477 170505

Mayes Road, Wood Green, N22 6SY

£295,000

**Coultons**

## PROPERTY SUMMARY

Offering for sale this well proportioned one bedroom upper ground level flat set in this imposing period property in the heart of Wood Green.

The property benefits for a spacious living room which leads onto a modern fitted kitchen, a fitted bathroom, storage space, gas central heating, double glazing and is being offered on a chain free basis.

We have been advised that the lease is approximately 120 years in length and the annual service charge is in the region of £1900.00.

Mayer Road is only a short walk to the vibrant shopping area of Wood Green with all its bars and restaurants with a vast array of eateries, coffee shops, and shopping mall with major and independent retailers. Public transport includes plenty of bus routes along with the Underground Stations of both Wood Green and Turnpike Lane, (Piccadilly Line - Zone 3). The property is also within easy reach of local parks and the trendy areas of Harringay, Crouch End & Muswell Hill and the vast green spaces of Alexandra Park.

In our opinion this property will be an ideal purchase for a first time buyer or buy to let investor. Viewing is highly recommended.

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1





Electrical outlet

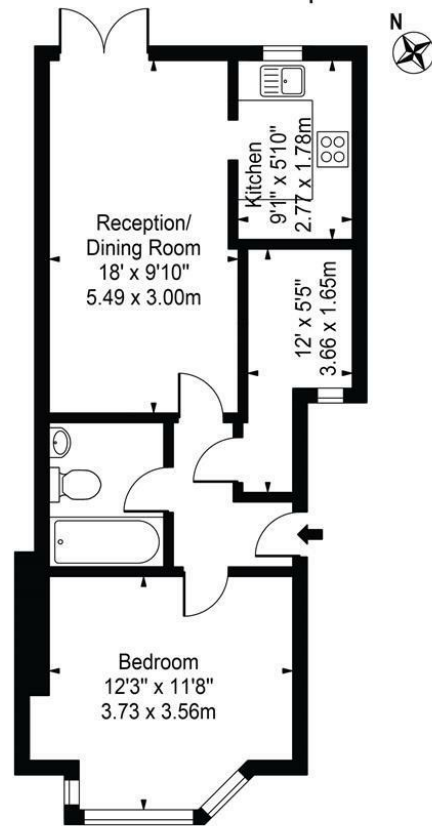
Electrical outlet

Register my appliance  
LANONA





Mayes Road, N22 6SY  
 Approx. Gross Internal Area 503 Sq Ft - 46.73 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**LOCAL AUTHORITY**

Haringey

**TENURE**

Leasehold

**COUNCIL TAX BAND**

B

**VIEWINGS**

By prior appointment only

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) A  |  |                         |           |
| (81-91) B  |  |                         |           |
| (69-80) C  |  | 70                      | 79        |
| (55-68) D  |  |                         |           |
| (39-54) E  |  |                         |           |
| (21-38) F  |  |                         |           |
| (1-20) G   |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

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/tenants are advised to recheck the measurements



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