



## 15A HIGH ROAD LONDON, N22 6BH

£1,695

A beautifully presented, larger than average (650sq foot) one bedroom, second floor apartment situated moments from Turnpike Lane Station.

The property comprises of a spacious living room, large windows allowing plenty of natural light, fully integrated kitchen, spacious double bedroom and a modern tiled bathroom.

Situated moments from Turnpike Lane & Wood Green underground stations (Piccadilly Line).

**Hemmingfords**

# High Road, N22 6BH

Approx Gross Internal Area = 60.6 sq m / 652 sq ft



Ref:

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	<b>79</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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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