



WYNFORD ROAD, LONDON, N1

£2,860 PER CALENDAR

* VIRTUAL TOUR AVAILABLE * Goldman Greg are delighted to offer this split level two double bedroom maisonette located on Wynford Road, N1.

The property is split over the second and third floor and offers an open plan kitchen/reception room with direct access onto a private balcony, two double bedrooms with the master offering an additional balcony. There's also one tiled bathroom plus an additional separate toilet. You will also find plenty of storage throughout the apartment.

Wynford Road is conveniently located for access to a selection of stations including Kings Cross Thameslink, Angel and King's Cross.

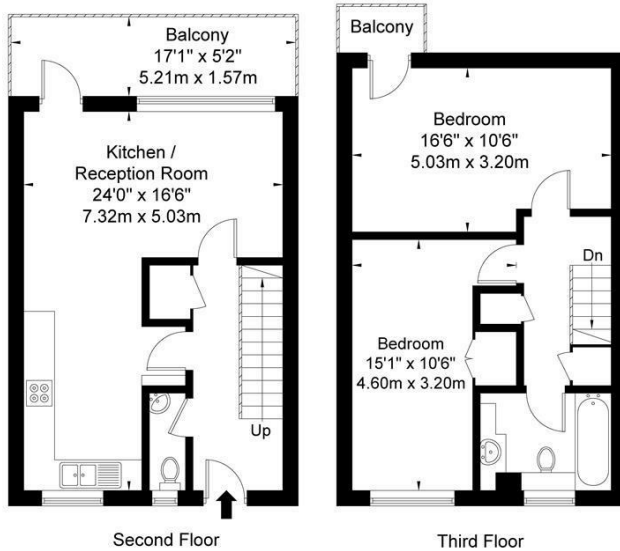
Available from the 10th September 2024, early viewings are highly recommend of this property.



Goldman Greg

Wynford Road N1 9SN

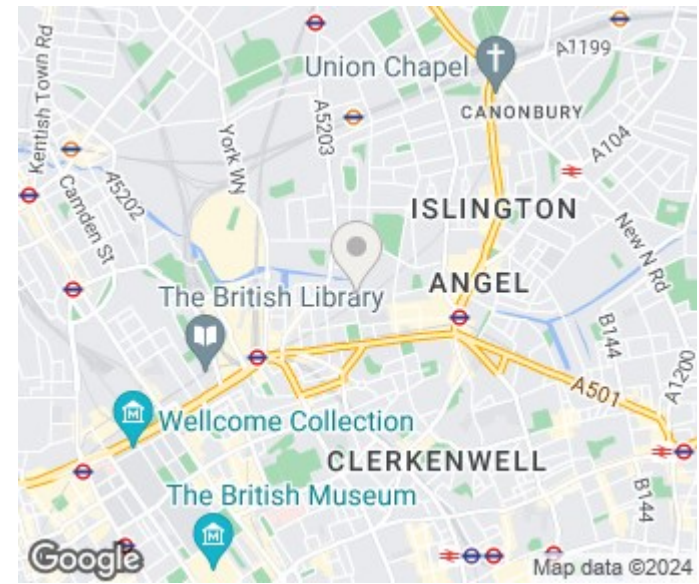
Approx Gross Internal Area = 78.1 sq m / 840 sq ft



Ref

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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. 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) A		
(81-91) B	79	80
(69-80) C		
(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	

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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