



Berners Rd | Wood Green N22 5NE

£649,995

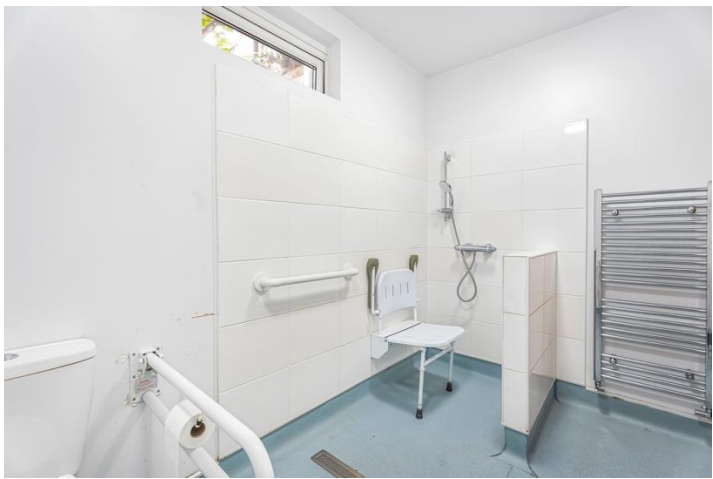
This attractive period residence, distinguished by its remarkably well-preserved brick façade, offers a rare opportunity for modernisation and future enhancement, ideally positioned in a sought-after location.

The ground floor is thoughtfully arranged to include a light-filled reception room, a separate kitchen and dining area, a contemporary wet room, a practical utility space, and an additional external W/C. A notable highlight is the spacious garage, accessible via a rear service road and through the rear garden, providing both convenience and secure storage.

The first floor comprises three generously proportioned bedrooms ; two doubles and a single complemented by a family bathroom and a separate W/C, enhancing practicality for everyday living.

Further benefits include exceptional potential for a loft conversion (subject to the necessary planning consents), offering scope to significantly extend the property's footprint.

Located just a short walk from Wood Green Underground Station (Piccadilly Line, Zone 3), the home is ideally placed for swift access into Central London. The vibrant Wood Green town centre, with its extensive range of amenities including supermarkets, fitness centres, cinemas, and eateries, is also within easy reach.



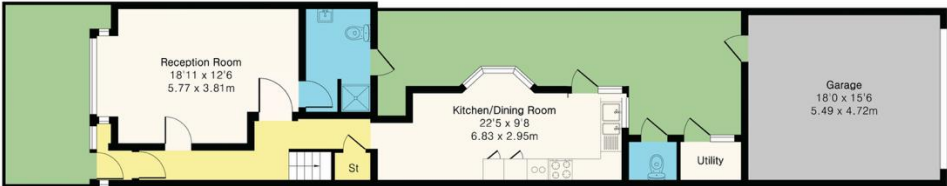




Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor



Berners Road, London, N22 5NE

Approximate Gross Internal Area 1140 sq ft – 106 sq m

(Excluding Garage)

Garage Area 274 sq ft – 25 sq m

Illustration for identification purposes only, measurements are approximate, not to scale

