



## WORDSWORTH SYDNEY ROAD

LONDON, N8 0EU

£350,000  
LEASEHOLD

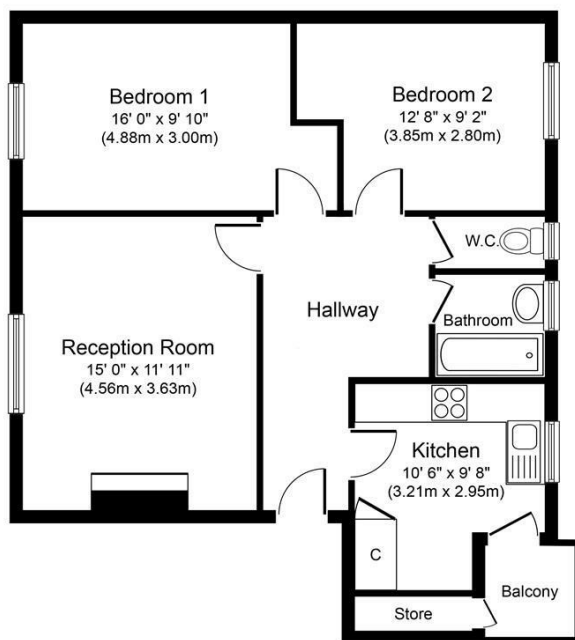
A spacious and well maintained two bedroom ground floor flat, located in a fantastic location. This property is perfect for first-time buyers or investors and is in great condition throughout.

The flat offers a bright and airy living room, a separate fitted kitchen, two good-sized bedrooms, and a light and airy bathroom. There is plenty of private and shared outdoor space, including a private balcony and a large communal garden. Additional features include double-glazed windows and gas central heating.

This fantastic location offers easy access to many high street amenities. Haringey Green Lanes, Hornsey High Street, Crouch End Broadway, and Wood Green are all nearby, offering a wide range of restaurants, shops, cafes, and coffee shops.

Sydney Road has excellent transport links, with Hornsey mainline station, Turnpike Lane tube station, Wood Green tube station, and Haringey mainline station all within walking distance. This is a great chance to own a lovely home in a lively and convenient area.

  
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Approximate Floor Area  
701 sq. ft.  
(65.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		
(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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