



Woodside Road, London N22 5HU

welcome to
Woodside Road, London

Positioned directly opposite Woodside Park is this wonderful, double fronted, red brick Edwardian ground floor flat with private garden and private front door. The property has been finished to an exceptional standard throughout and early viewings are advised.

The property benefits from an abundance of period features which have been cleverly combined with a contemporary style. The flat comprises of a bright and spacious living room with high ceilings, separate eat in kitchen with doors leading out on a landscaped private garden. Two double bedrooms and modern bathroom.

Alexandra Palace train station is within easy reach from your new front door, for direct and speedy runs to Kings Cross and Old Street. A short walk east will bring you to Wood Green for a whole host of shops, bus routes and instant access to the Piccadilly line.



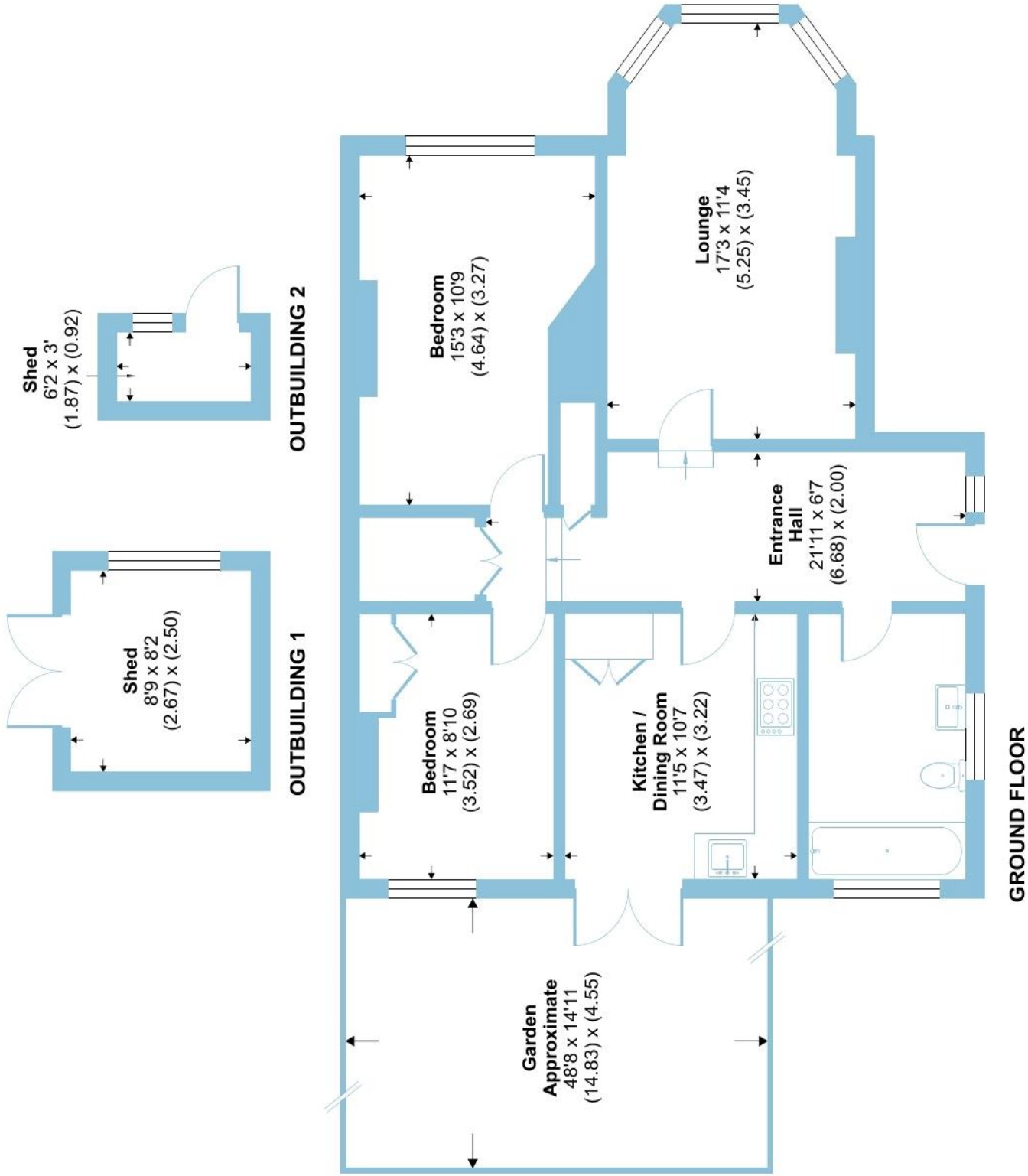
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Approximate Area = 851 sq ft / 79 sq m

Outbuilding = 90 sq ft / 8.3 sq m

Total = 941 sq ft / 87.4 sq m

For identification only - Not to scale



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Woodside Road, London

- Edwardian period property
- Ground Floor
- Garden flat
- Private entrance
- Two double bedrooms

Tenure: Leasehold

EPC Rating: Awaited

Tax Band: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Nov 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£600,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH105785



Property Ref:
MUH105785 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers' interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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