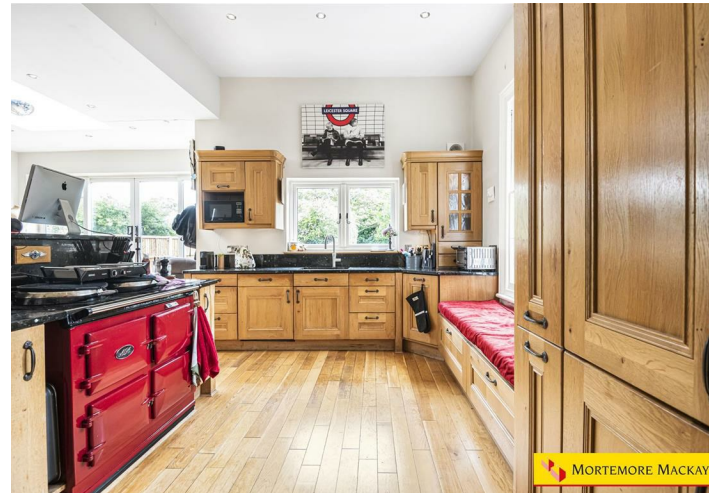




WELLINGTON ROAD, EN1 2PH



£1,150,000 Freehold

- SEMI DETACHED PERIOD PROPERTY
- TWO RECEPTIONS
- KITCHEN
- UTILITY ROOM
- 5 BEDROOMS
- 2 BATHROOMS
- GARDEN
- GARAGE TO REAR

Property Details

We have pleasure in offering for sale this spacious family period property situated in this sought after tree lined road. The property consists of a spacious reception hallway with fireplace, large front reception room, open plan rear reception/kitchen/diner. The kitchen area has a range of wall and base units with Aga and utility room off. On the first floor are three bedrooms and a family bathroom whilst on the second floor is a further two bedrooms and bathroom. The rear garden has a decked area with the remainder lawn with flower and shrub borders and garage to the rear.

Situated in walking distance of local shops, cafes and Bush Hill Park station.



Approximate Gross Internal Area 2378 sq ft – 222 sq m
 Ground Floor Area 1127 sq ft – 105 sq m
 First Floor Area 772 sq ft – 72 sq m
 Top Floor Area 479 sq ft – 45 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

