

Stylish and well maintained second floor apartment featuring a shared roof terrace. Internally, the property comprises lift access to the apartment, a large lobby area upon entry, a modern bath shower room, a double bedroom with an en-suite, a small double bedroom and a spacious open plan living room diner with a modern fitted kitchen, also featuring south facing corner windows which offer a unique panoramic view of London all the way down to the city of London. The apartment boasts an excellent location, being just a few minutes from Wood Green transport hub, with regular buses as well as Wood Green Tube Station (Piccadilly line) which offers an easy and direct route into central London (approximately 25 minutes to the West End). The flat is also just a few minutes Wood Green Shopping City and its array of amenities including shops, eateries and supermarkets and more. Slightly further away (a 20 minute walk or 10 minutes by car or bus) are the open green spaces of Alexandra Park and Palace and its excellent views of the London skyline.

Winkfield Road, Wood Green, London, N22

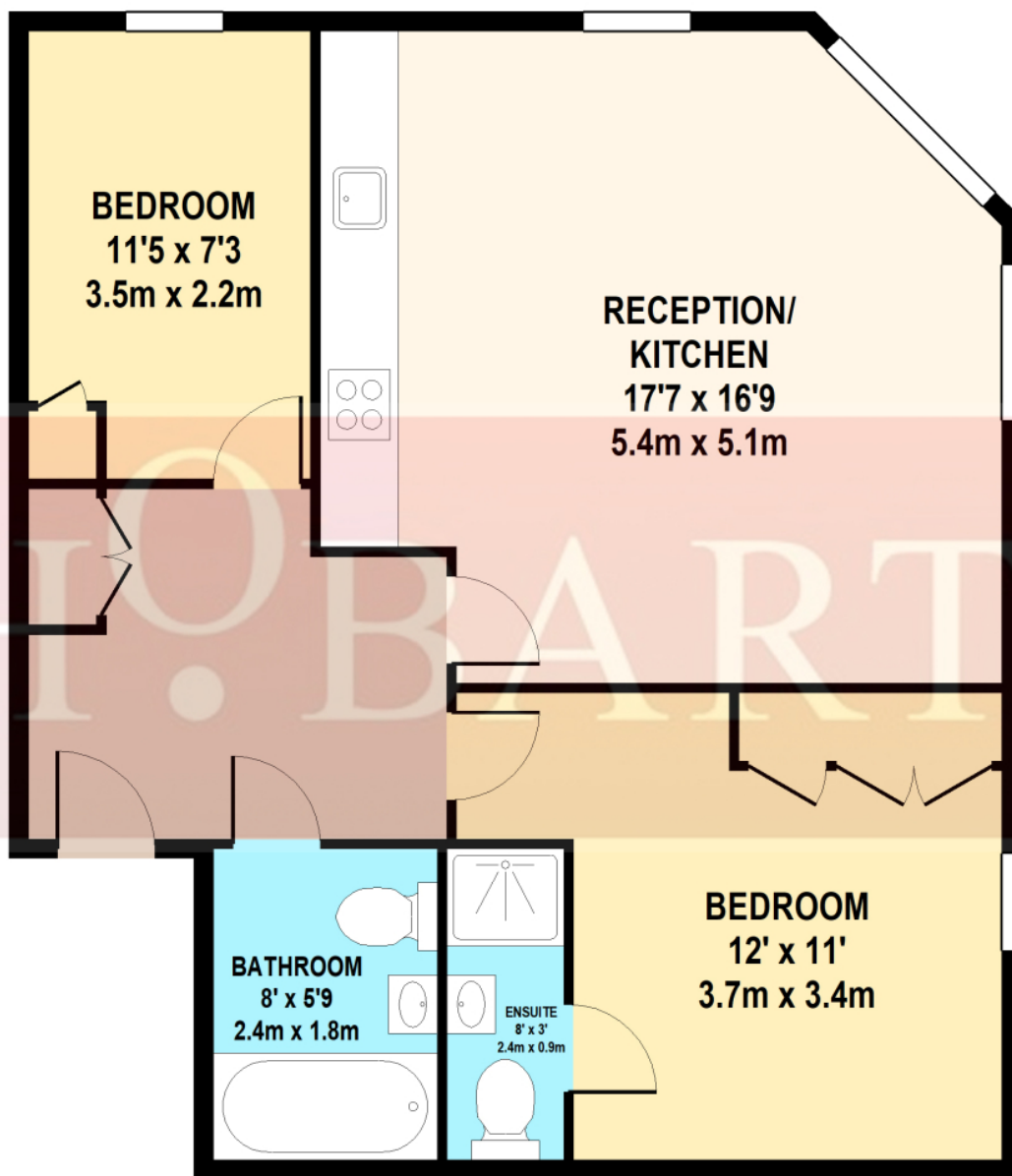
Leasehold | Asking Price £400,000

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- Modern design
- Open plan layout
- Fitted kitchen

- Two good size bedrooms
- Great transport links
- Close to all amenities



2ND FLOOR

WINKFIELD ROAD  
 TOTAL APPROX. FLOOR AREA 670 SQ.FT. (62 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:**

Leasehold

**Ground rent:**

**Service Charges:**

**Local Authority:**

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

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