

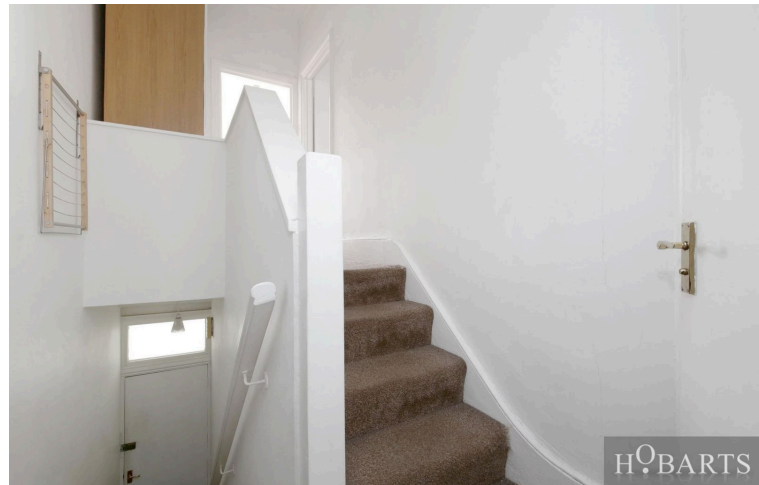


****IDEAL FIRST PURCHASE/INVESTMENT** - ONE DOUBLE BEDROOM FIRST FLOOR CONVERTED FLAT.** The bright, spacious and well-maintained accommodation comprises a separate lounge/reception room, fitted kitchen/diner, double bedroom and a combined bath/shower room/WC.. The property is ideally located minutes' walk from Wood Green Tube/Transport Hub(20/25 Mins City/West End) Offered Chain Free. **** POTENTIAL TO CONVERT THE LARGE LOFT SPACE INTO A 2ND BEDROOM WITH EN-SUITE SHOWER ROOM/WC (subject to the usual consents etc.)**

Berners Road, Wood Green, London, N22

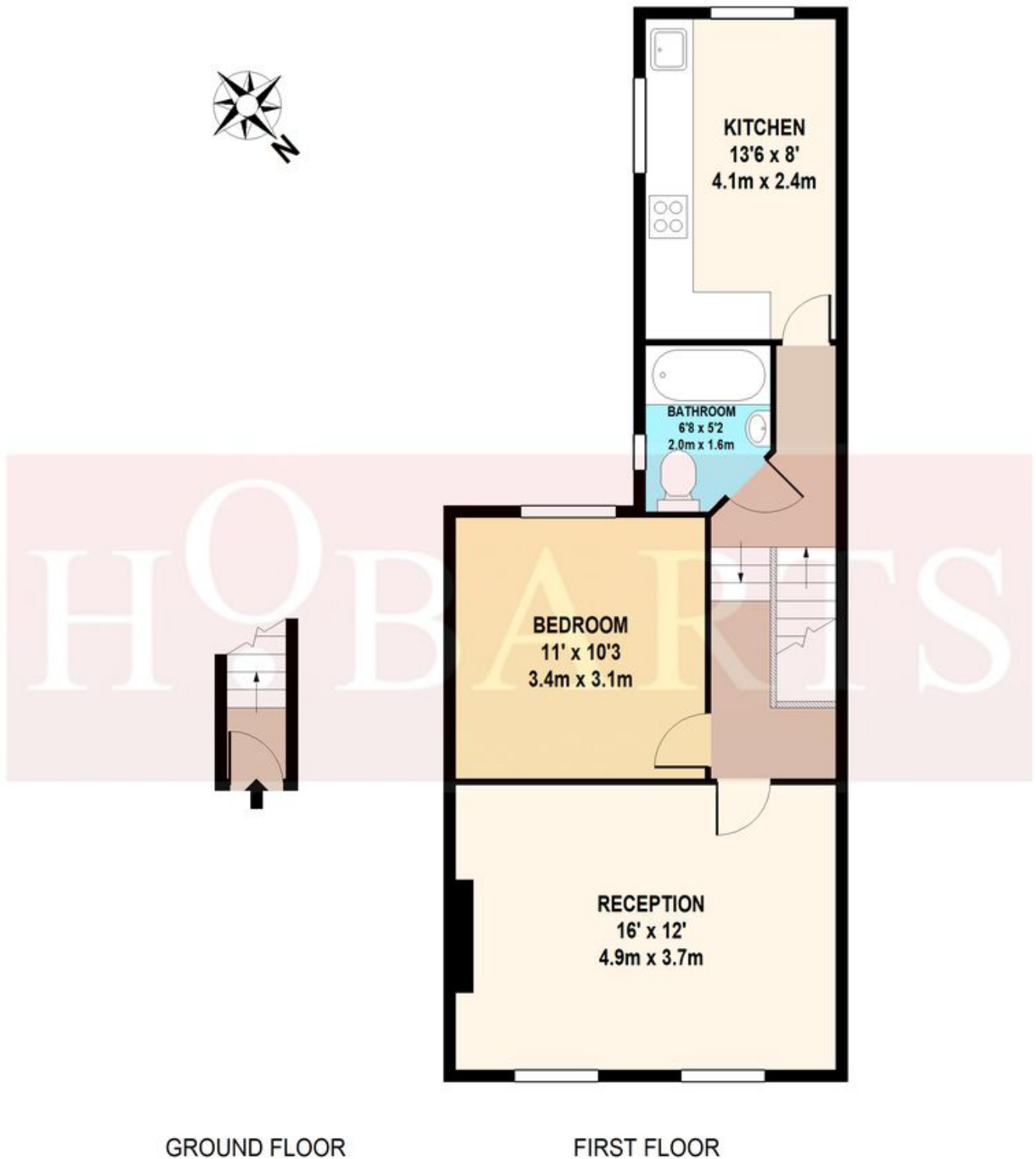
Leasehold | £325,000

HOBARTS - LONDON (North)
3 Crescent Road, Alexandra Park, London N22 7RP
sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk
0208 348 3333



- Long Lease
- LOFT SPACE POTENTIAL
- Separate Lounge/Reception Room
- Combined Bath/Shower Room/WC
- Close to Wood Green Tube
- Long Lease

- Upper Floor Security
- Fitted Kitchen/Diner
- Chain Free
- Close to Main Shopping/Amenities
- 20/25 Mins City/West End



GROUND FLOOR

FIRST FLOOR

17B BERNERS ROAD
 TOTAL APPROX. FLOOR AREA 560 SQ.FT. (52 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<small>EU Directive 2002/91/EC</small>			

Address: Berners Road, Wood Green, London, N22

Tenure:

Leasehold

Ground rent:

Service Charges:

Local Authority:

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
0208 348 3333

Contact:

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These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.