

STYLISH AND TASTEFULLY PRESENTED THREE-BEDROOM MID-TERRACED PERIOD FAMILY HOME SITUATED IN THE SOUGHT-AFTER NOEL PARK CONSERVATION AREA. Despite extensive modernisation and improvement, the property retains some fine period features and much of its original character and charm. The accommodation comprises a front garden, a front door opening to an entrance hallway, guest cloaks /WC, two-inter-communication reception rooms, 18' fitted kitchen/diner, stairs from the hallway leading up to a first-floor landing area, family bath/shower room/WC, and three-good-size bedrooms. To the rear, there is a garden with a patio area. Ideally located for Wood Green/Turnpike Lane tube stations (20/25 Mins City/West End) and Wood Green Main Shopping City.

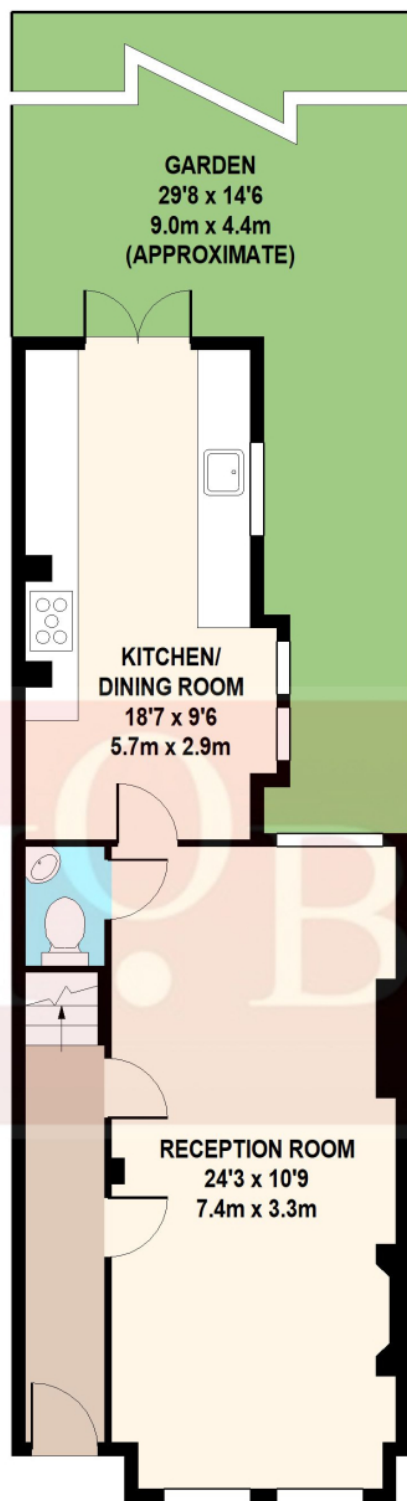
Lymington Avenue, Wood Green, N22, London, N22 6JJ

£675,000 | Freehold

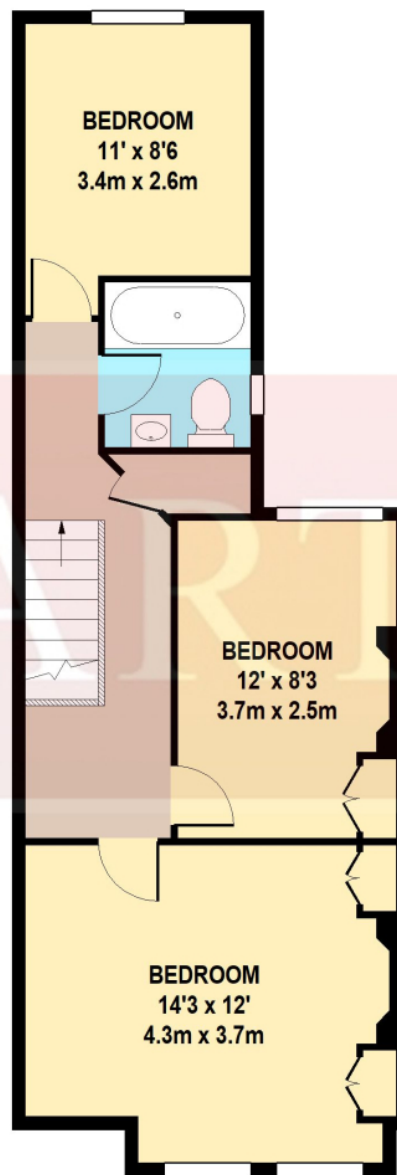
HOBARTS - LONDON (North)
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 0208 348 3333



- Three Bedrooms
- Period Features
- Own Rear Garden
- 18' Fitted Kitchen/diner
- 20/25 Mins City/West End
- Guest Cloaks W/C
- Two Inter-Communicating Receptions
- Close to Tube. Shops/ All Amenities
- Noel Park Conservation Area



GROUND FLOOR



FIRST FLOOR

LYMINGTON AVENUE
TOTAL APPROX. FLOOR AREA 987 SQ.FT. (92 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	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	87
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Address: 117 Lymington Avenue, N22

Tenure:
Freehold

Ground Rent:

Service Charges:

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
0208 348 3333

Contact:

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rightmove

PrimeLocation.com

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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.