



A well-proportioned one-double bedroom second-floor apartment set in a converted historic public house, ideally located for the shops and extensive transport of Wood Green.(20/25 Mins City/West End) This Victorian conversion features a hallway leading to a spacious open-plan living room and fitted kitchen, a modern bathroom suite with shower mixers and a heated towel rail, a double bedroom, gas central heating, UPVC double-glazing, and oak wood floors throughout. **** PART-FURNISHED - AVAILABLE EARLY SEPTEMBER ****

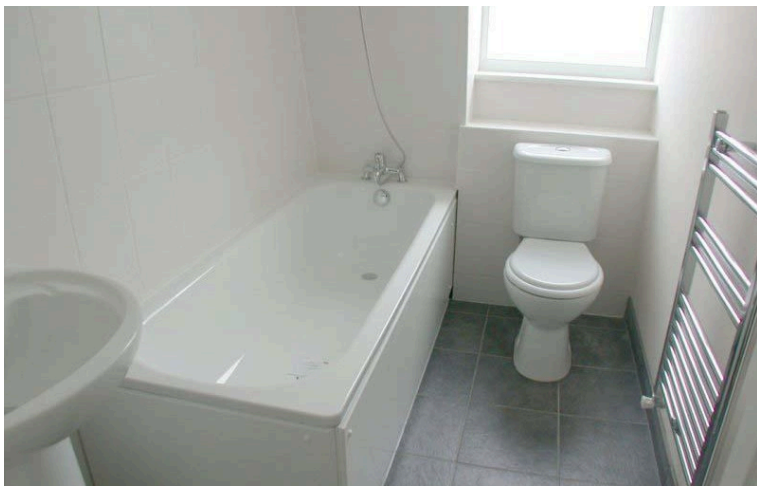
NB AWAITING MORE PHOTOGRAPHS

High Road, Wood Green, London, N22 8HU

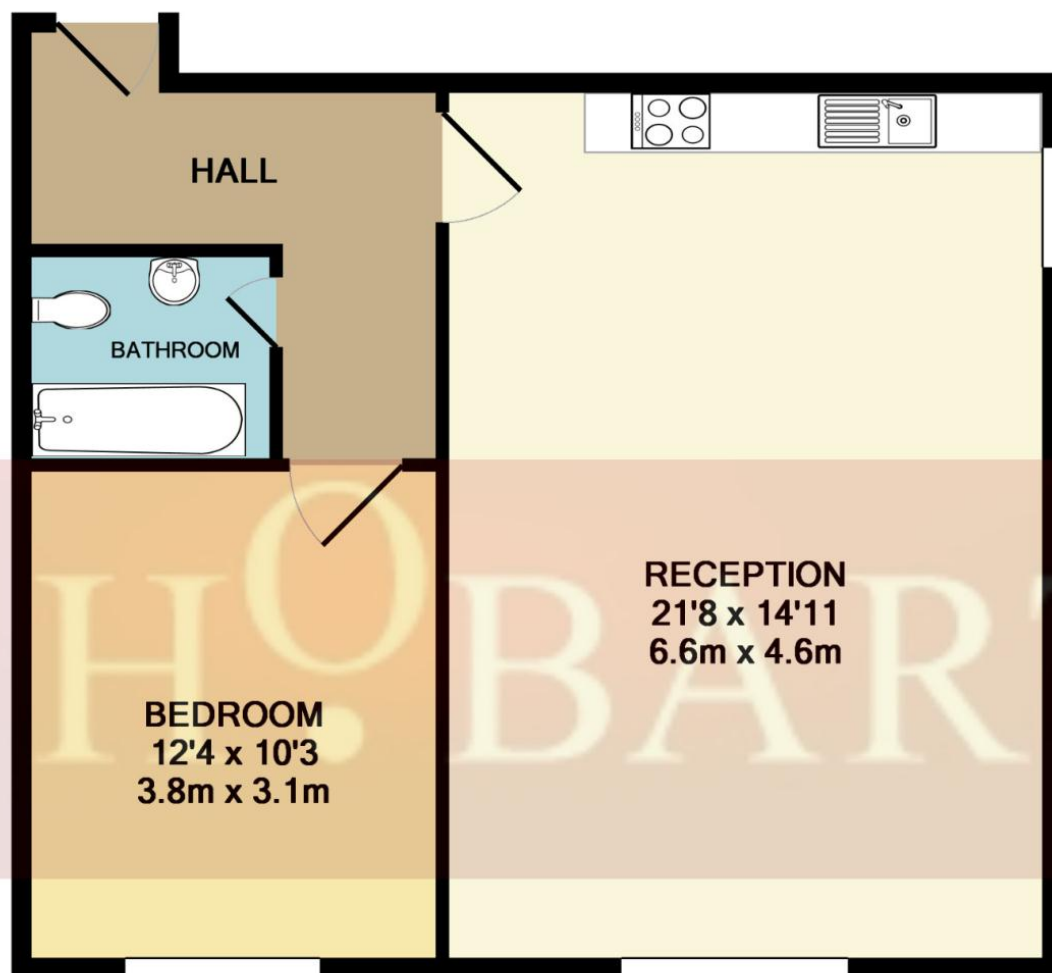
£1,600 pw

HOBARTS ESTATE AGENTS - LONDON (North)
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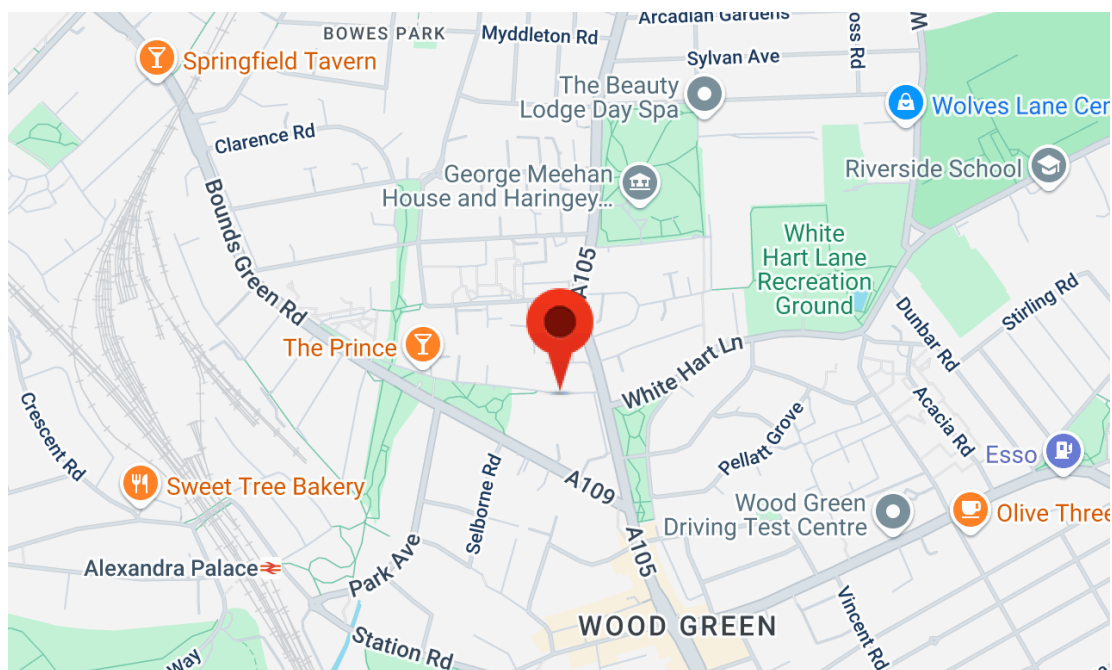
- Open-Plan Living Area/Kitchen
- Double-Glazing
- One Double-Bedroom
- Close to Wood Green Tube/Transport Hub
- AVAILABLE EARLY SEPTEMBER
- Close to Shops/Amenities
- Entry-Phone Access
- Upper-Floor Security
- Wood Flooring
- Part-Furnished
- Bath/Shower Room/WC
- High Ceilings



HIGH ROAD N22
TOTAL APPROX. FLOOR AREA 560 SQ.FT. (52.0 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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

Address: High Road, Wood Green, London, N22

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
0208 348 3333

Contact:

8 CRESCENT ROAD, Alexandra
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rightmove

PrimeLocation.com

homes24.co.uk

Zoopa.co.uk

propertyfinder.com



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.