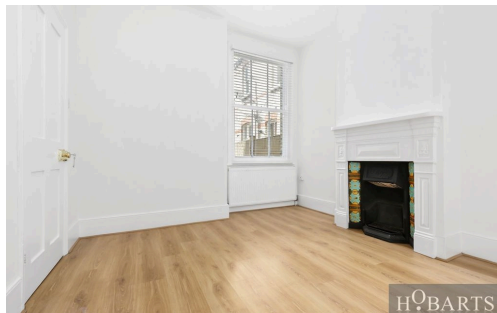




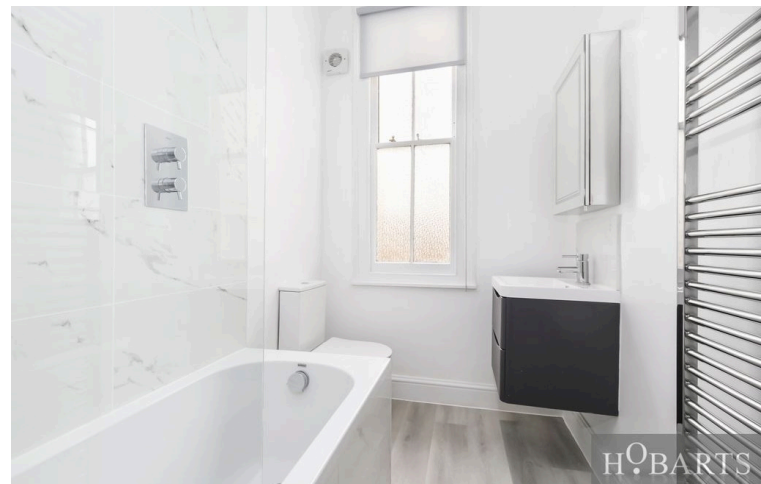
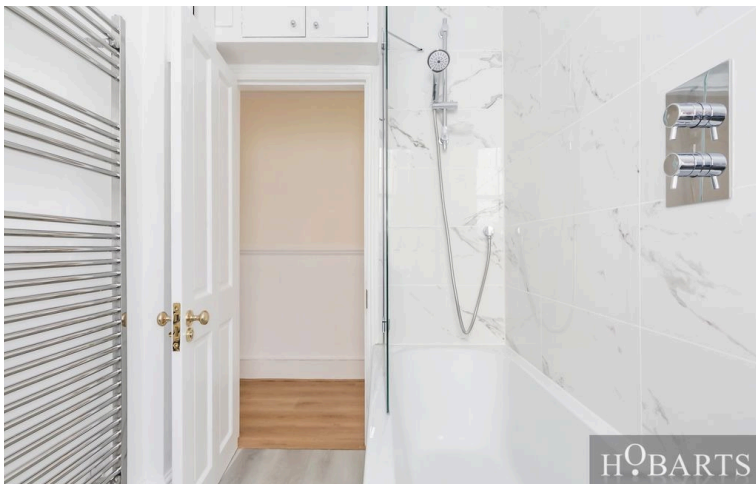
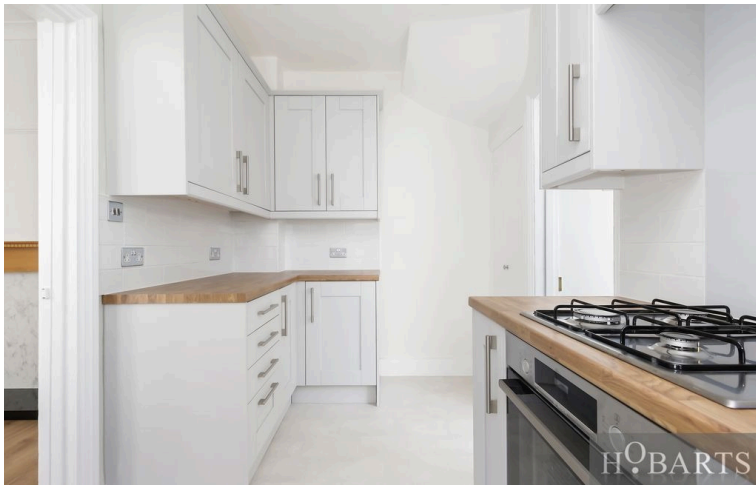
STYLISH AND TASTEFULLY PRESENTED TWO-BEDROOM, TWO-RECEPTION ROOM, GROUND FLOOR EDWARDIAN MAISONETTE WITH DIRECT ACCESS TO ITS OWN REAR GARDEN. The property retains many fine period features, including sash windows, feature fireplaces, etc, and would ideally suit discerning purchasers looking for a 'ready to move into' home of quality. The accommodation comprises its own front door, entrance hallway, front reception room, and large double bedroom, contemporary bath/shower room/WC, second reception/dining room, fully fitted new kitchen with Bosch appliances including integrated dishwasher, door to second bedroom, and additional door from kitchen to the rear garden. Ideally located for all amenities, including extensive local shopping, good schools, and Wood Green Transport Hub (20/25 Mins City/West End).

Lyndhurst Road, Wood Green, London, N22 5AT

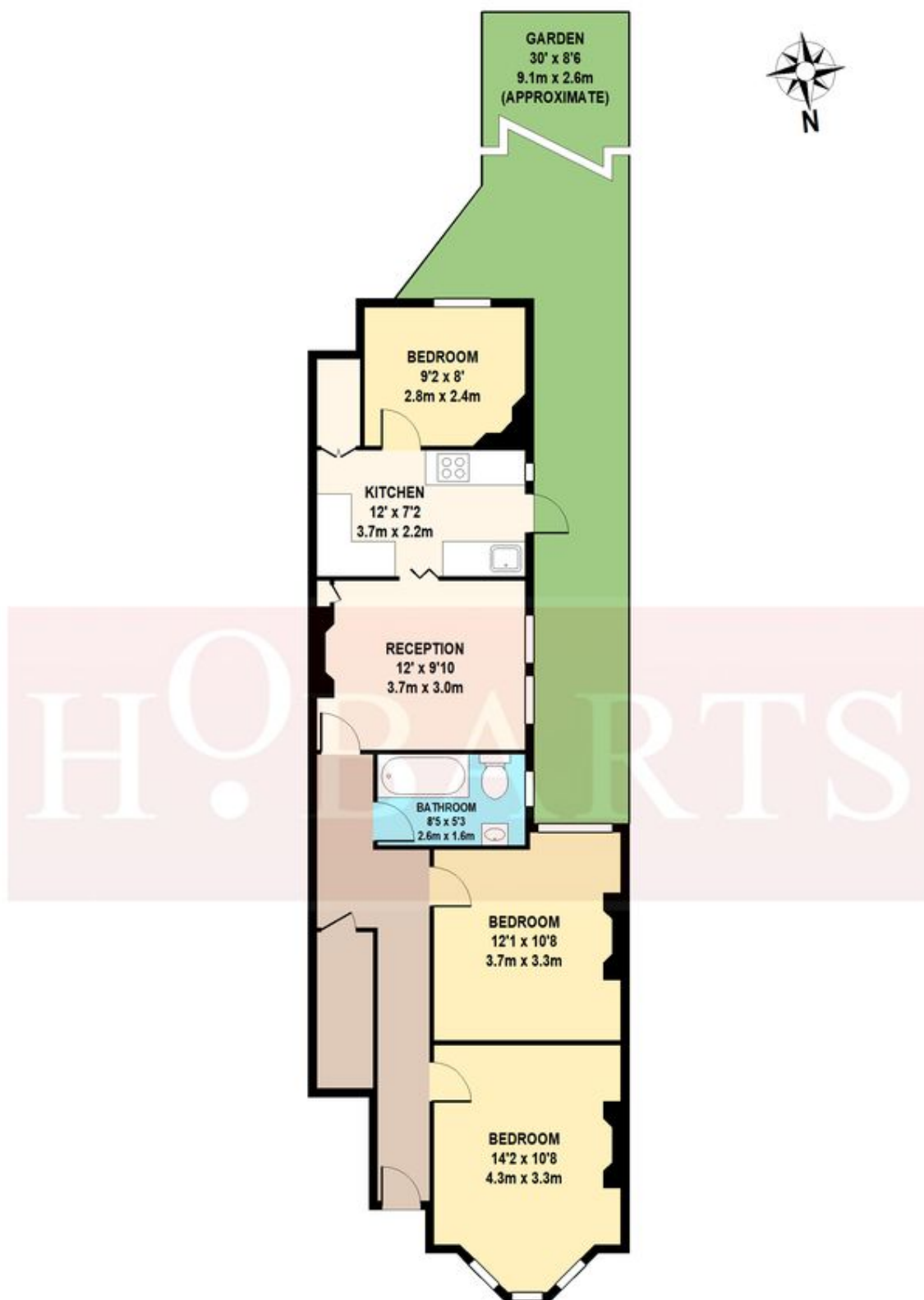
£485,000 | Share of Freehold

HOBARTS ESTATE AGENTS - LONDON (North)
8 CRESCENT ROAD
Alexandra Park
LONDON N22 7RS

sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk
0208 348 3333



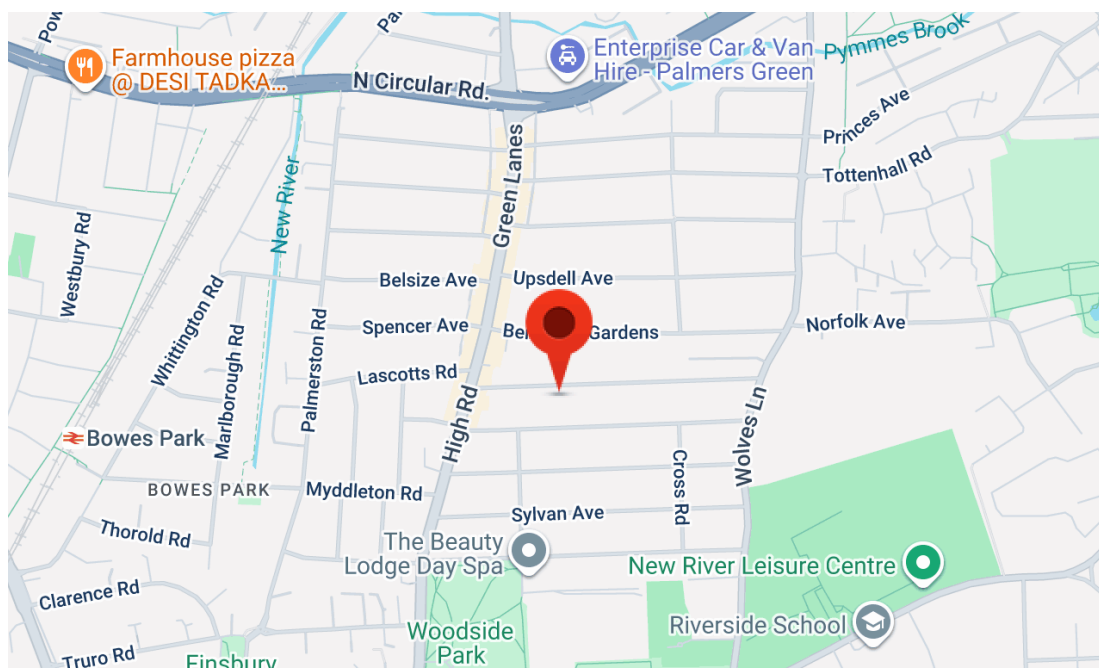
- Two-Bedrooms
- Close to Tube/Rail/all Amenities
- Wood Flooring
- New Fitted Kitchen/Bosch Appliances
- SHARED FREEHOLD
- Own Low Maintenance Rear Garden
- Two-Reception Rooms
- CHAIN FREE
- Period Features & Characteristics
- Contemporary Bath/Shower Room



GROUND FLOOR

LYNHURST ROAD
TOTAL APPROX. FLOOR AREA 745 SQ.FT. (69 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		
(55-68)	D	65	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Address: 34 Lyndhurst Road, N22

Tenure:
Share of Freehold

Viewings:
Strictly by appointment via
HOBARTS ESTATE AGENTS
0208 348 3333

Contact:
8 CRESCENT ROAD, Alexandra
Park, LONDON N22 7RS

sales@hobartsproperty.co.uk
www.hobartsproperty.co.uk

rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.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.