



Lyndhurst Road, N22 5AY

£445,000 LEASEHOLD

An incredible opportunity awaits to own this recently refurbished 3-bedroom first-floor maisonette. Offering an abundance of space, this property features a spacious lounge, three well-appointed bedrooms, a newly fitted kitchen, a modern bathroom, and the added bonus of direct access to a private garden. The property also boasts the convenience of its own separate entrance, gas central heating, double-glazed windows throughout and a lease of 137 years remaining. Situated within walking distance to Wood Green Tube station, you'll have effortless access to the city's transportation network. Explore the bustling neighborhood, with its array of shops, dining options, and amenities all within reach of your doorstep.

T: 0208 365 8900 E: boundsgreen@wilkinsonbyrne.com W: www.wilkinsonbyrne.com



The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.





These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lyndhurst Road, Wood Green, London, N22

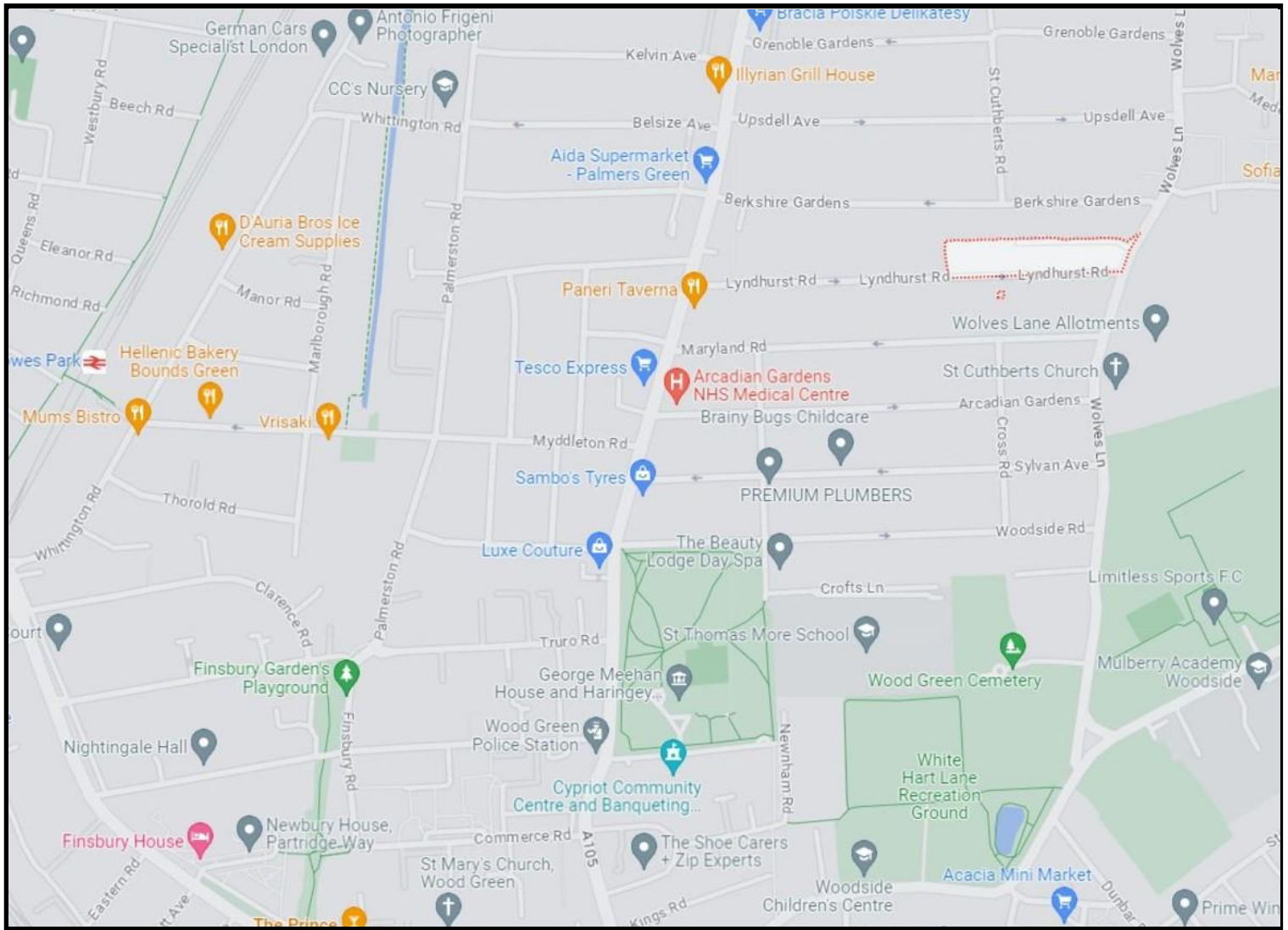
Approximate Area = 788 sq ft / 73.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Wilkinson Byrne. REF: 1038891





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Bounds Green Office
 3 Latham Court
 Brownlow Road
 London N11 2ES
 0208 - 365 - 8900

boundsgreen@wilkinsonbyrne.com

Turnpike Lane Office
 8 Turnpike Parade
 Green Lanes
 London N15 3EA
 0208 - 888 - 0022

turnpikelane@wilkinsonbyrne.com