



## Maryland Road, N22 5AP

**£399,950 SHARE OF FREEHOLD**

This two bedroom, ground floor garden maisonette set within this charming, period residence. The property offers adaptable living space throughout. This character filled property is in need of full refurbishment and currently comprises; two bedrooms, kitchen, dining room, a bathroom, and direct access to a South facing rear garden. Further benefitting from gas central heating, double glazing, Ideally located on a quiet residential road off Green Lanes, within walking distance of both Wood Green Underground Station, Bowes Park British Rail Station and served by several local bus routes offering easy access to Central London and the City. Woodside Park is also within walking distance as well as several recreational grounds.

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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.

# Maryland Road, Wood Green, London, N22

Approximate Area = 679 sq ft / 63 sq m

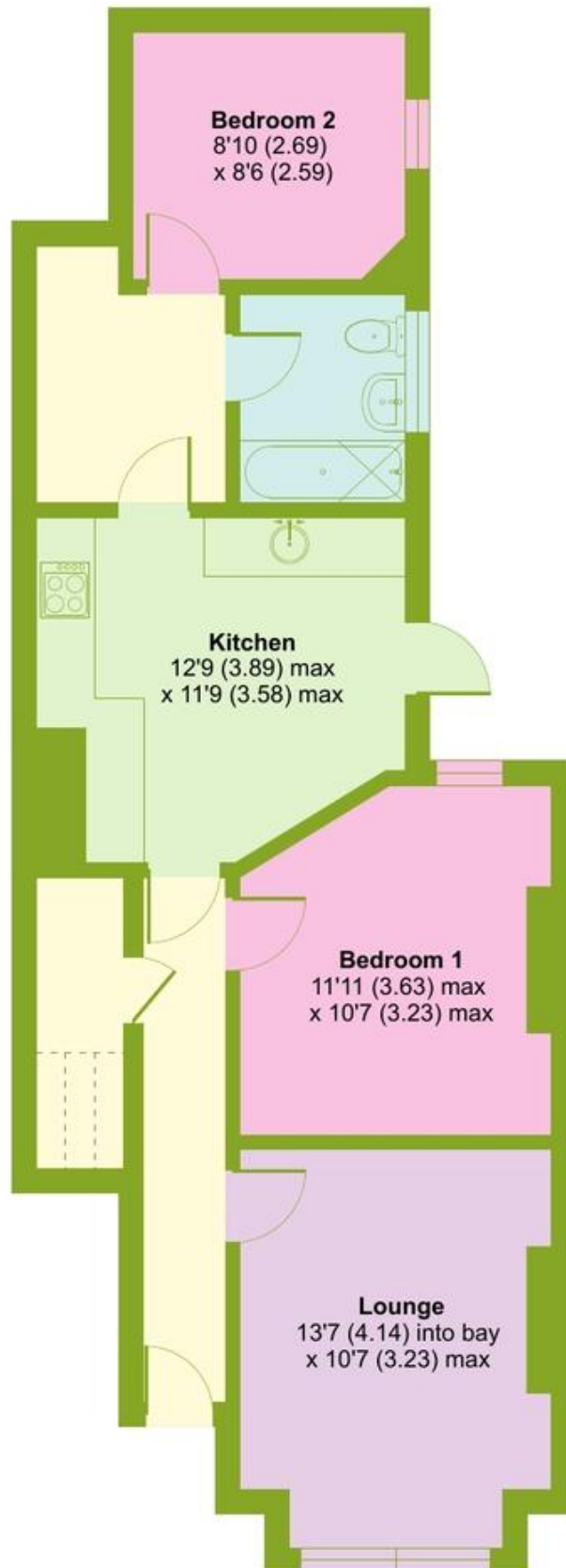
Limited Use Area(s) = 15 sq ft / 1.3 sq m

Total = 694 sq ft / 64.3 sq m

For identification only - Not to scale



Denotes restricted head height

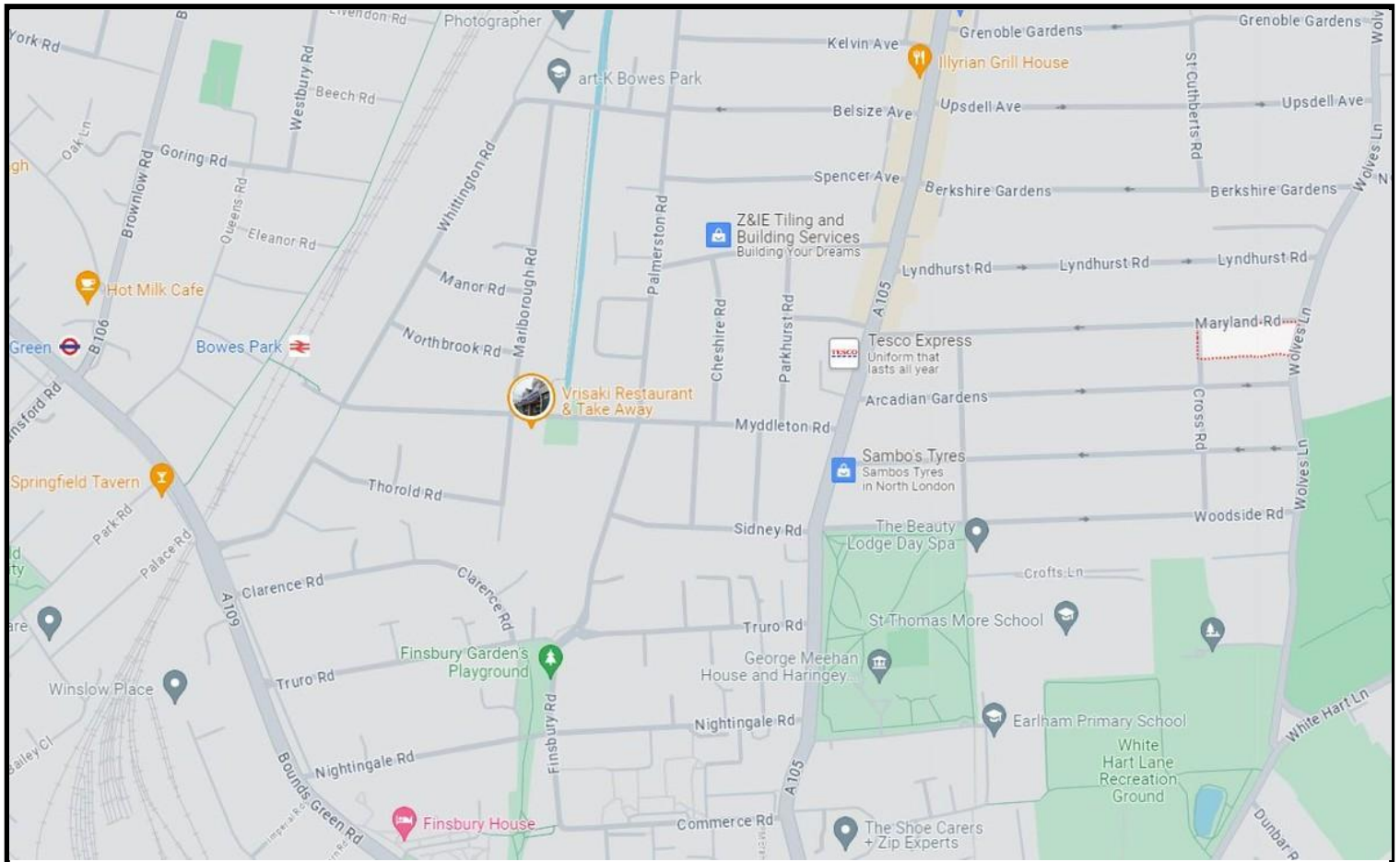


**NINTH FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wilkinson Byrne. REF: 1161183





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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