



13 Oak House, N22 8YT

£415,000 LEASEHOLD

Chain Free & Long Lease. A well-presented, bright, and spacious two-bedroom flat situated on the top floor of the purpose-built Oak House, located on a quiet residential street off Trinity Road. The property features a generous open-plan living area with a contemporary, fully fitted kitchen. Large dormer windows flood the space with natural light, creating a warm and inviting atmosphere that is perfect for both relaxation and entertaining. There are two well-proportioned double bedrooms, one of which benefits from a peaceful rooftop outlook and ample built-in storage. The flat also includes a modern bathroom, double glazing throughout, and gas central heating. Ideally positioned within easy reach of local amenities, green spaces, and excellent transport links including Bounds Green Underground Station, just a short walk away (offering quick and convenient access to Central London and beyond)

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



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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.

Trinity Road, London, N22

Approximate Area = 688 sq ft / 64 sq m

Limited Use Area(s) = 44 sq ft / 4 sq m

Total = 732 sq ft / 68 sq m

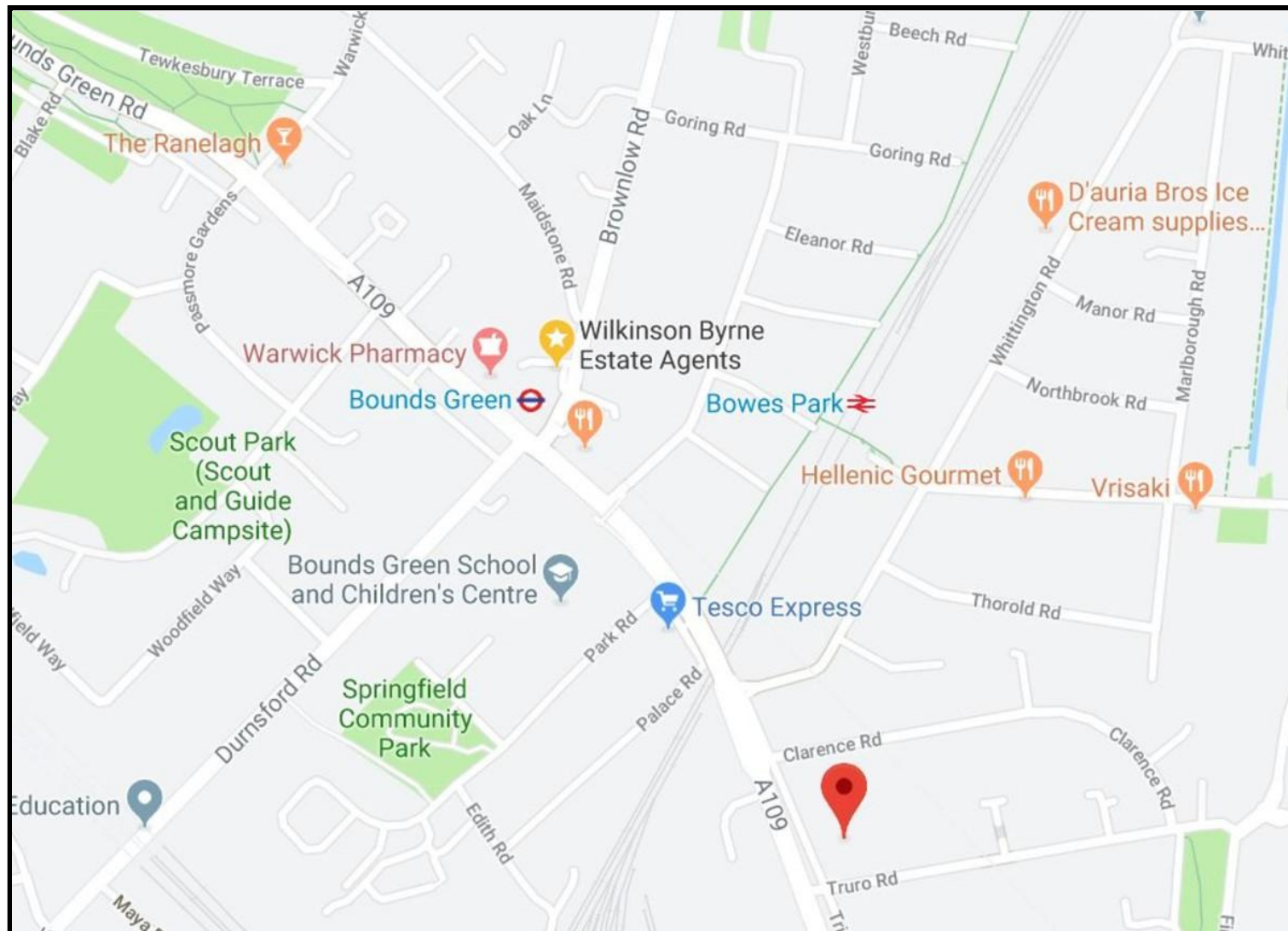
For identification only - Not to scale



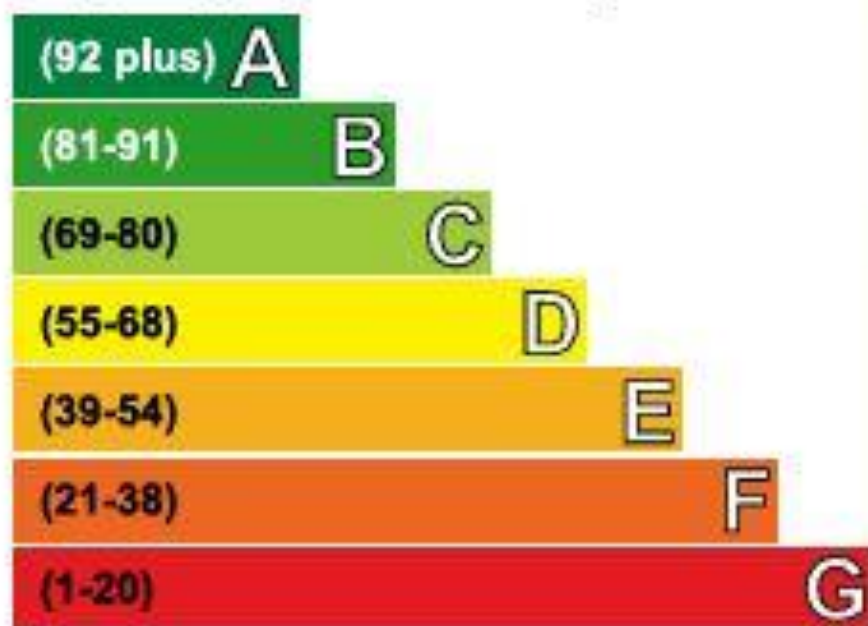
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Wilkinson Byrne. REF: 1343838

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Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
78	80

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