

58-60 Myddleton Road, N22 8NW

£2,250 pcm

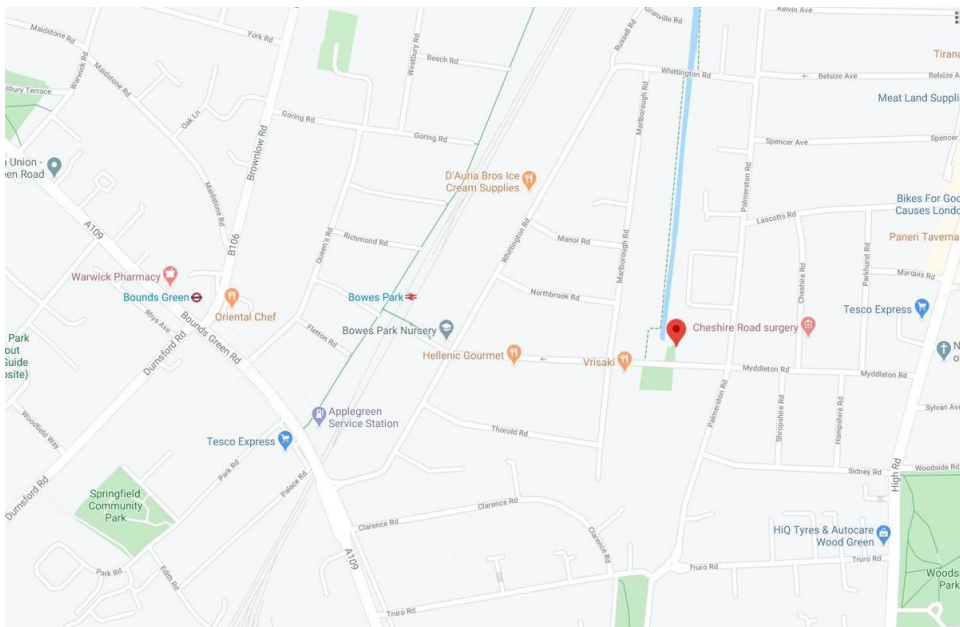
Wilkinson Byrne are proud to present this exceptional three double bedroom first-floor flat, offering generous living space and an enviable location. The property features a bright and spacious lounge, a well-equipped fitted kitchen, and a stylish fitted bathroom, creating a comfortable and practical home. Perfectly positioned, the flat is just moments from Bow es Park Mainline Station and Bounds Green Underground Station, providing fast and convenient access into Central London. The immediate area benefits from a wide selection of local shops, cafés, restaurants, and green open spaces, including nearby parks ideal for leisure and recreation. Available immediately on an unfurnished basis, this superb property is ideal for professionals or families seeking space, excellent transport links, and a vibrant neighborhood.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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 no tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sight of 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.





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