



 **3**  
Bedrooms

 **2**  
Bathrooms







Addison Townsend are delighted to bring to the market this well-presented Edwardian maisonette, located in a desirable and quiet, low-traffic residential area, which is within 0.4 miles of Turnpike Lane Underground Station.

Internally, the flat is presented in excellent decorative order. The accommodation offers own entrance with stairs that lead you up to the first floor comprising of two bedrooms, one reception room, kitchen/dining area and family bathroom. It is further enhanced with a bright and spacious master bedroom on the second floor, with en-suite and ample storage.

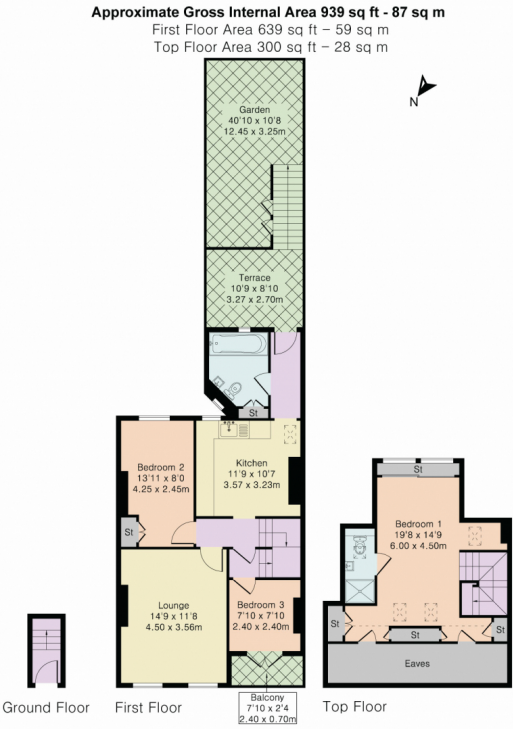
Externally, the property boasts a roof terrace, which is bathed in sun for the majority of the day. Stairs lead down to a well-established and private garden. A raised deck at the end of the garden gets the evening sun.

Further benefits include double-glazed timber sash windows throughout, highly rated insulation and an efficient condensing combi-boiler.

The property is surrounded by beautiful green spaces, including Lordship Recreation Ground, Downhills Park, Russell Park and Belmont Recreation Ground. It is within a few minutes walk to the highly regarded Belmont Primary School and The Westbury Pub. The area has an engaged community, with monthly play-streets and summer street parties. The property is within easy reach of Wood Green with its shopping centre and local bus routes.


Tenure : Share of Freehold

Council Tax Band : C



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Sirdar Road, N22

