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professional *fresh air*
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35 Station Road, London N22

£375,000 FOR SALE

Apartment - Purpose Built

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35 Station Road, London N22

£375,000

Description

A beautifully presented, two bedroom apartment with private balcony, situated in the popular Eclipse House block which is just a stone's throw from Wood Green Station.

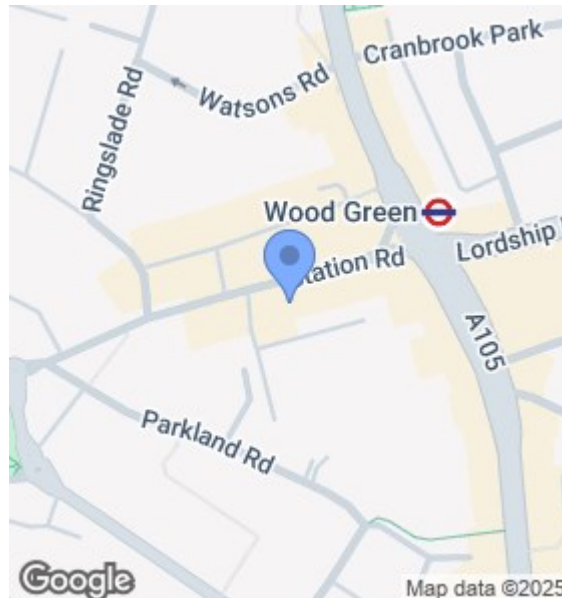
This modern property comprises a large reception and dining room, a semi-open plan kitchen, a master bedroom with private balcony and en-suite bathroom, a second double bedroom, a family bathroom, and floor-to-ceiling storage cupboards in the hallway.

The location is within close proximity to both Wood Green tube station (15-20 mins to Kings Cross and the West End) and Alexandra Palace train station (20-25 mins in to Old St and the City).

Key Features

- Viewings available from 27th December onwards

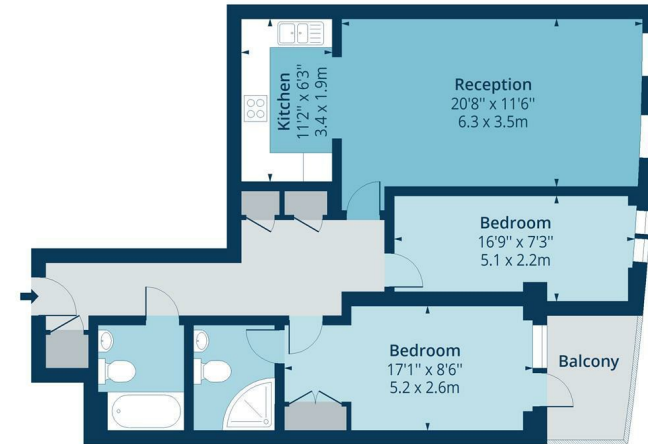
Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	D



Floorplan

Eclipse House, N22

Approx. Gross Internal Area 841 Sq Ft - 78.13 Sq M



Fifth Floor

Floor Area 841 Sq Ft - 78.13 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.