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*trustworthy*  
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*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
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Quotes taken from independent  
Google reviews 2006 to 2016



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**Trinity Road, London N22**

**£450,000** FOR SALE

Flat - Garden

2 1 1



# Trinity Road, London N22

£450,000

## Description

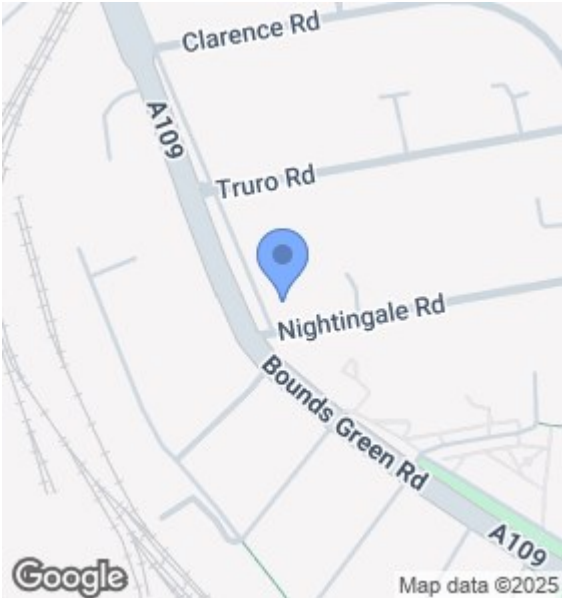
A two bedroom ground floor flat of double-fronted period conversion finished with engineered oak floors, high ceilings, double glazing throughout. The property comprises of two double bedrooms, a large living dining room and separate kitchen. There is a family bathroom with a fitted white three-piece suite and a separate W/C.

The property also benefits from a large mature garden with patio area that the flat has sole access to.

Excellent transport links with Bounds Green tube (Piccadilly line) and Alexandra Palace or Bowes Park (National Rail) all within 5 minute walk.

## Key Features

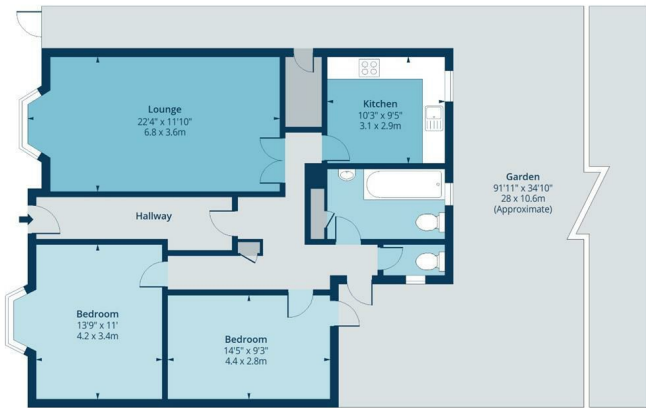
<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	
<b>Council Tax</b>	



## Floorplan

### Trinity Road, N22

Approx. Gross Internal Area 961 Sq Ft - 89.28 Sq M



Ground Floor  
Floor Area 961 Sq Ft - 89.28 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. Date: 12/5/2025  
lpaplus.com

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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.