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**Maidstone Road, London N11**

**£1,350** FOR SALE

Studio

0 1 1



# Maidstone Road, London N11

£1,350

## Description

A recently refurbished studio apartment. Excellent Location.

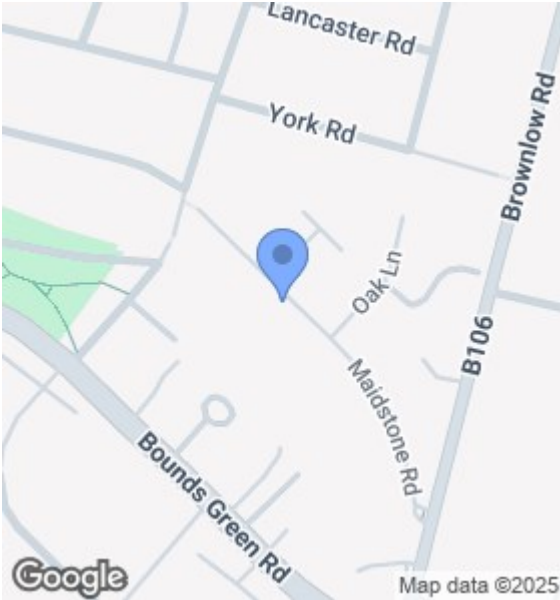
Recently refurbished in recent years, to an exceptional standard, this bright and spacious third-floor studio apartment offers modern living in a well-maintained, purpose-built block on Maidstone Road, Bounds Green, N11.

The property features a generously sized studio room, a sleek contemporary kitchen, and a stylish double shower room. High-quality flooring and tasteful décor complete the space, creating a comfortable and modern home.

Ideally situated just a short walk from Bounds Green Underground Station (Piccadilly Line), providing fast and direct access to central London. The wide range of shops, restaurants, and amenities of nearby Wood Green are also within easy reach.

## Key Features

|                 |                 |
|-----------------|-----------------|
| Tenure          | to be confirmed |
| Lease Expires   | to be confirmed |
| Ground Rent     | to be confirmed |
| Service Charge  | Haringey        |
| Local Authority | B               |
| Council Tax     |                 |



## Floorplan

Deanswood, N11  
Approx. Gross Internal Area 375 Sq Ft - 34.84 Sq M



Second Floor  
Floor Area 375 Sq Ft - 34.84 Sq M

For Illustrational Purposes Only - Not To Scale  
lpaplus.com

## EPC

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