



Lascotts Road, N22
London

£575,000

This beautifully presented three double bedroom garden flat is set on the ground floor of a period conversion and offers just over 900 sq ft of well-proportioned accommodation. Offered chain-free and with a share of the freehold, the property is flooded with light throughout, with high ceilings, engineered oiled American oak flooring, double-glazed windows, a modern en-suite shower room and a large family bathroom. Lascotts Road is ideally placed for local transport links and the amenities of Myddleton Road and Wood Green.

The accommodation comprises a large entrance hallway with doors to all rooms. There is a bright front reception room with a bay window, open plan to a modern, well-equipped kitchen. There are three double bedrooms, with the principal bedroom benefiting from an en-suite shower room, while a family bathroom serves the other two bedrooms. The hallway, reception room and bedrooms all have engineered oak flooring, with tiled floors in the bathrooms. Presented in excellent condition and decorated in neutral tones, the flat is ready to move into.

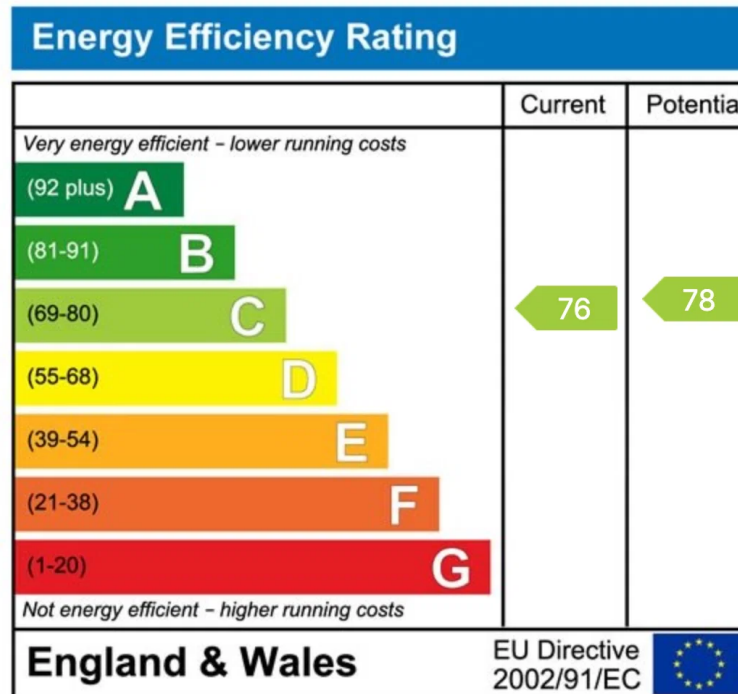




To the rear is a private south-facing garden, mainly paved and enjoying sunshine throughout the day. It offers a wonderful blank canvas for keen gardeners to create their own outdoor space, and there is useful side access. Off-street parking to the front is a valuable bonus.

Lascotts Road is a popular residential road running between Green Lanes and Palmerston Road. Bounds Green and Wood Green Underground stations are nearby, with Bowes Park station a level walk away. Myddleton Road is within easy reach, with its independent cafés, shops and monthly market, while Wood Green offers a wide range of shops, restaurants and amenities. Numerous bus routes provide further links into the City and West End, and there is easy access to the North Circular.

Please Quote Ref: AW1324



45A Lascotts Road, London, N22 8JG

Approximate Gross Internal Area = 84.1 sq m / 905 sq ft

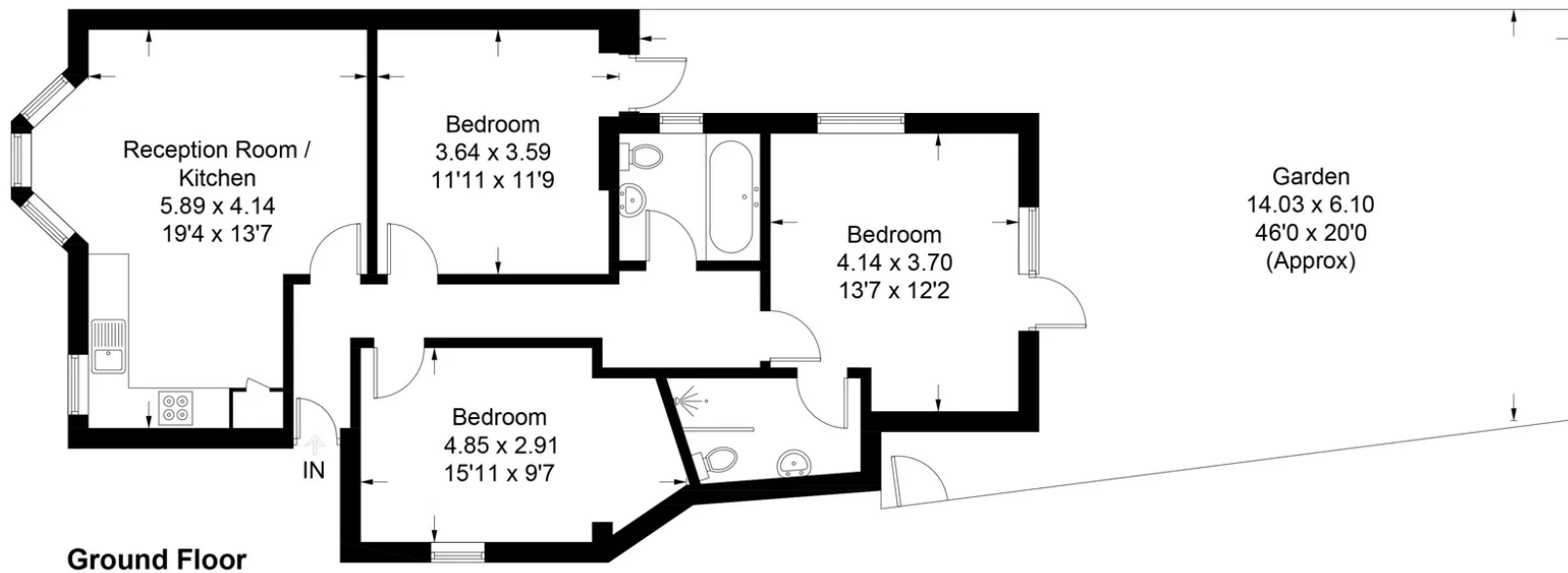


Illustration for identification purposes only, measurements are approximate, not to scale.

Amanda Walker

07817 598 309

amanda.walker@expuk.com

<https://amandawalker.exp.uk.com>