



# Castles

GUIDE PRICE

£450,000

Lyndhurst Road

Wood Green, N22 5AY

Castles

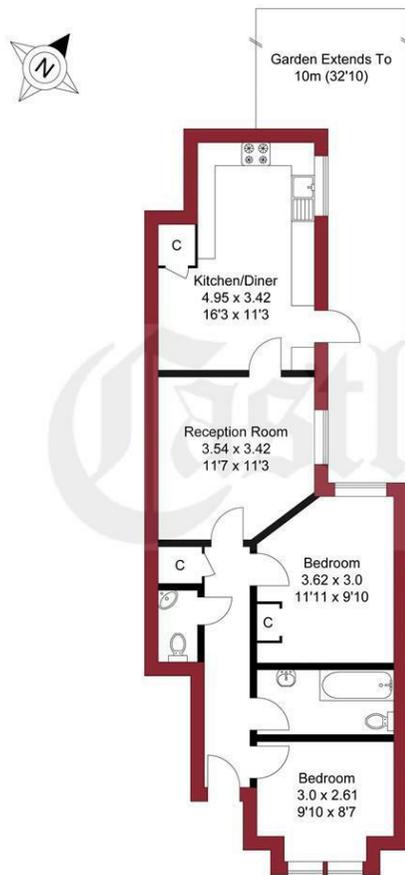
## PROPERTY SUMMARY

Guide Price £450,000-£475,000. Situated on a quiet residential street is this beautifully presented modern ground floor conversion style maisonette which comprises a generous size of 633 SQFT ( Approx ). The property has been fully refurbished throughout to an exquisite finish and comprises two double bedrooms, a modern bathroom, a modern WC, a spacious lounge with a charismatic ambience which leads you to the modern fully fitted kitchen/diner which takes you directly to your own private garden. Ideally located close to Wood Green Tube Station (Piccadilly Line - Zone 3), Bowes Park station (Moorgate Line) and local amenities. The property offers a perfect modern style. Early viewing is highly recommended.





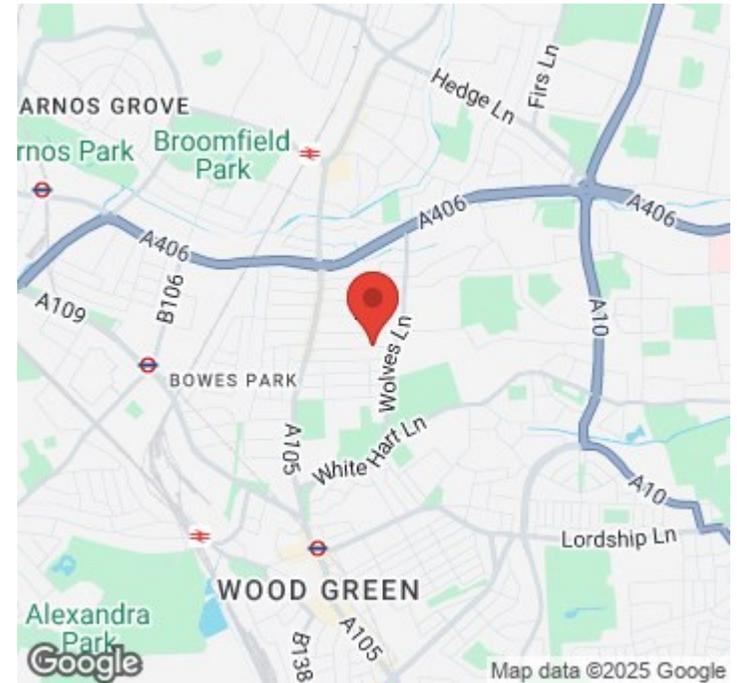
APPROXIMATE GROSS INTERNAL AREA  
58.88 sqm / 633.77 sqft



GROUND FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

## A guide to the area



Apartment

Share of Freehold

**Council:**

**Council Tax Band: C**

**Lease Remaining: n/a**

**Service Charge: n/a**

**Ground Rent: n/a**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

78 Green Lanes  
Palmers Green  
London  
N13 6BE

### OFFICE DETAILS

020 8888 6081  
[www.castles.london](http://www.castles.london)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-91kWh/m <sup>2</sup> A			
91-81kWh/m <sup>2</sup> B			
80-69kWh/m <sup>2</sup> C			
55-48kWh/m <sup>2</sup> D			
39-34kWh/m <sup>2</sup> E			
21-38kWh/m <sup>2</sup> F			
1-20kWh/m <sup>2</sup> G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	