



Maryland Road, N22 5AP

£420,000 LEASEHOLD

A fantastic opportunity to acquire this spacious three-bedroom ground floor maisonette, ideally situated on a highly sought-after residential street close to Wood Green Underground Station. The property offers well-proportioned accommodation comprising a reception room, fitted kitchen, bathroom and three bedrooms, together with gas central heating and double glazing. A particular highlight is the property's own private garden, providing an excellent outdoor space for entertaining and relaxing. The location is ideal for commuters, with Wood Green Underground Station providing excellent Piccadilly Line connections into Central London, while the surrounding area offers a wide range of shops, restaurants, cafés and amenities. Offered with a brand new 999-year lease, this property would make an excellent family home, first-time purchase or investment. Early viewing is highly recommended.

T: 0208 365 8900 E: boundsgreen@wilkinsonbyrne.com W: www.wilkinsonbyrne.com

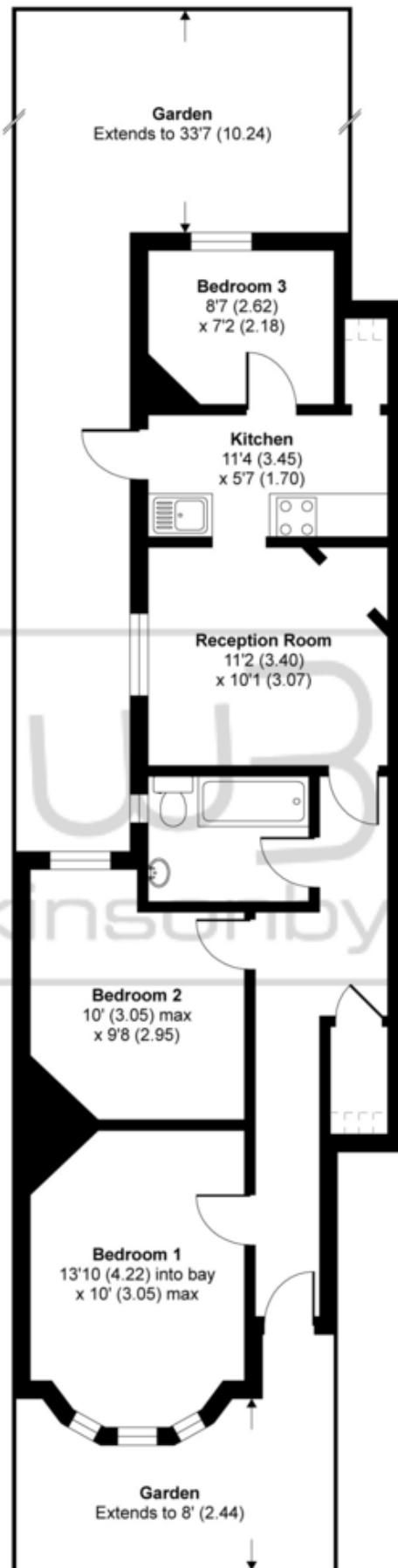


These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Maryland Road, London, N22

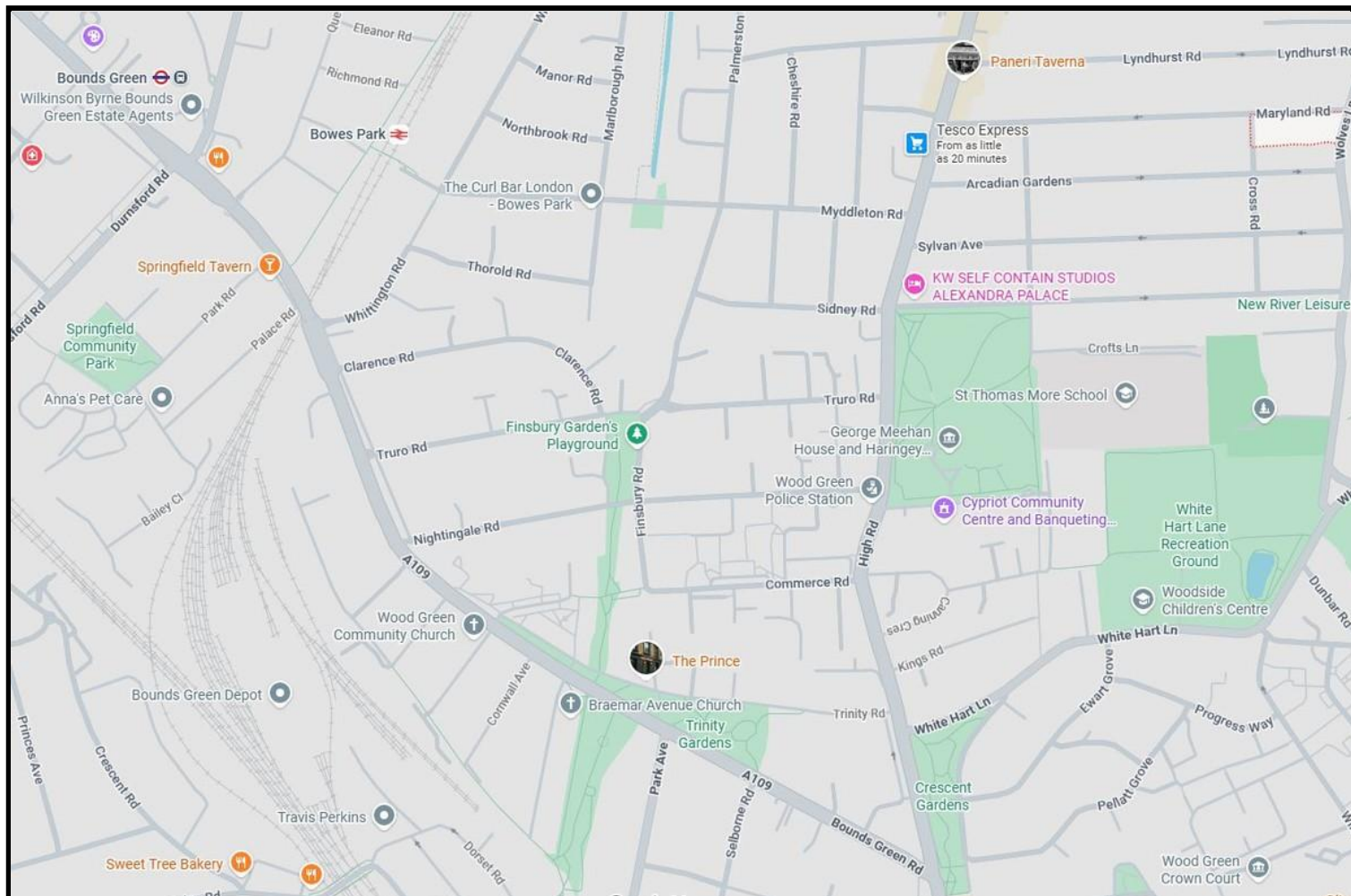
APPROX. GROSS INTERNAL FLOOR AREA 657 SQ FT 61 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Denotes restricted
head height



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Bounds Green Office
 3 Latham Court
 Brownlow Road
 London N11 2ES
 0208 - 365 - 8900
boundsgreen@wilkinsonbyrne.com

Turnpike Lane Office
 8 Turnpike Parade
 Green Lanes
 London N15 3EA
 0208 - 888 - 0022
turnpikelane@wilkinsonbyrne.com