



Myddleton Road, N22 8NW

£475,000 Share of Freehold

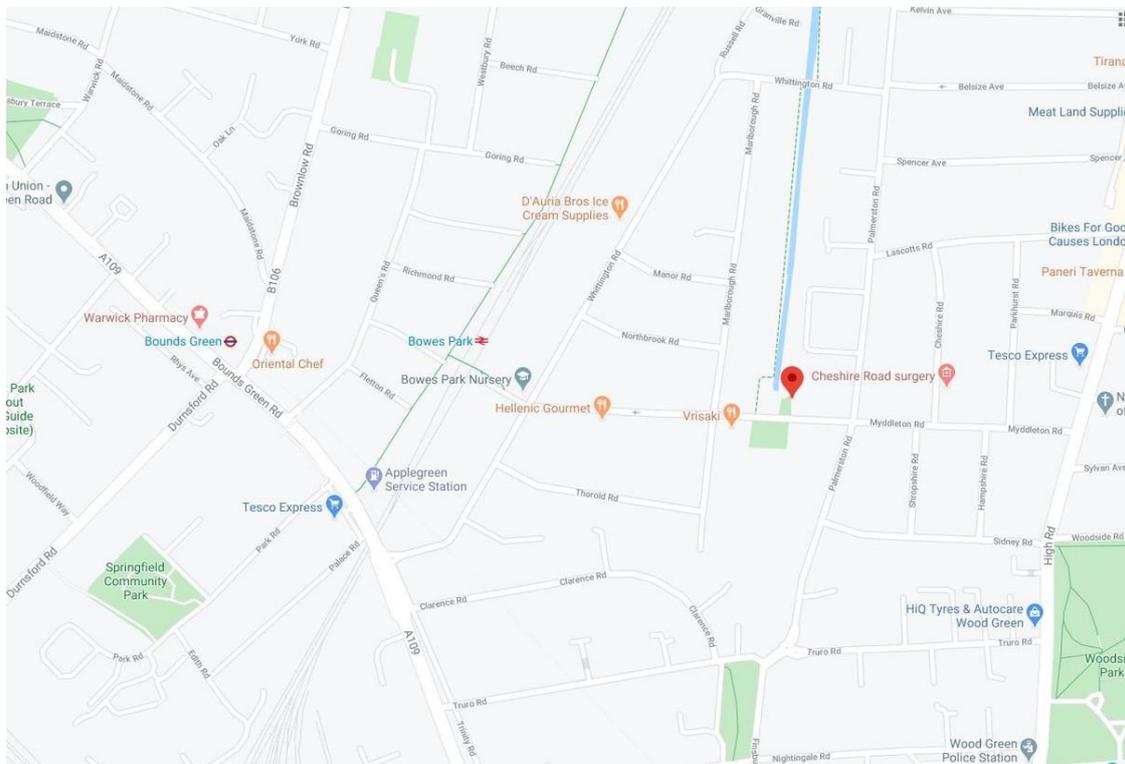
Wilkinson Byrne are delighted to offer this outstanding three double bedroom first-floor apartment, combining generous proportions with a highly sought-after location. This well presented home boasts a bright and expansive lounge, a fully fitted kitchen, and a bathroom. Ideally situated for commuters, the property is just moments from Bowes Park Mainline Station and within easy walking distance of Bounds Green Underground Station, ensuring swift and direct access into Central London. Residents will also enjoy the vibrant local surroundings, with an excellent array of shops, cafés, restaurants, and attractive green spaces right on the doorstep. Offered with immediate availability, this superb property is perfectly suited to couples or working professionals looking for spacious living, superb connectivity, and a lively neighbourhood atmosphere.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.





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