



## PELLATT GROVE, N22 5PL



### Offers in excess of £465,000 Leasehold - Share of Freehold

- FIRST AND SECOND FLOOR PERIOD MAISONETTE
- TWO DOUBLE BEDROOMS
- RECEPTION ROOM
- MODERN FITTED KITCHEN
- BATHROOM
- PRIVATE REAR GARDEN
- CLOSE TO WOOD GREEN UNDERGROUND STATION
- CLOSE TO THE OPEN SPACES OF ALEXANDRA PALACE AND TRAIN STATION
- CHAIN FREE

## Property Details

Positioned in the charming Pellatt Grove, London, this delightful first and second floor maisonette offers a perfect blend of modern living and period charm. Set within an attractive period building, this flat boasts a spacious reception room measuring 16'9" by 11'4", providing an inviting space for relaxation and entertainment. The modern fitted kitchen is well-equipped, making it ideal for those who enjoy cooking and hosting.

The property features two generously sized double bedrooms located on the second floor, ensuring ample space for rest and privacy. The well-appointed bathroom adds to the convenience of this lovely home.

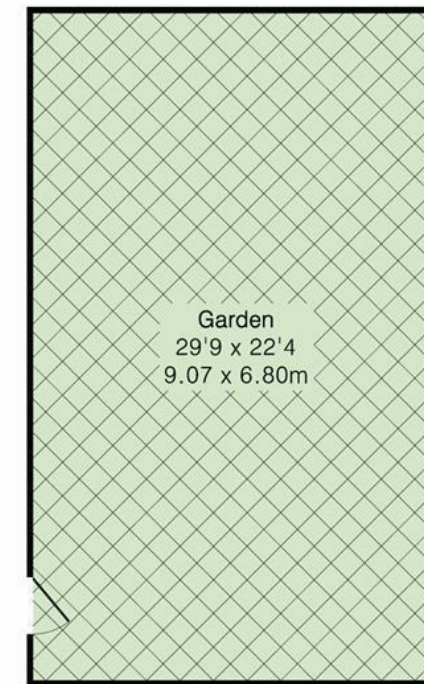
One of the standout features of this maisonette is the private rear garden, a rare find in London, offering a tranquil outdoor space for gardening, al fresco dining, or simply unwinding after a busy day. Additionally, the property comes with a share of the freehold, providing a sense of ownership and stability.

Conveniently located, Wood Green Underground Station is just a short distance away, along with a variety of shops and amenities, making daily errands and commuting a breeze. A little further takes you to the wonderful open spaces of Alexandra Palace along with its train station. This property is an excellent opportunity for those seeking a comfortable and stylish home in a vibrant area of London.

**Approximate Gross Internal Area 913 sq ft - 85 sq m**

First Floor Area 444 sq ft – 41 sq m

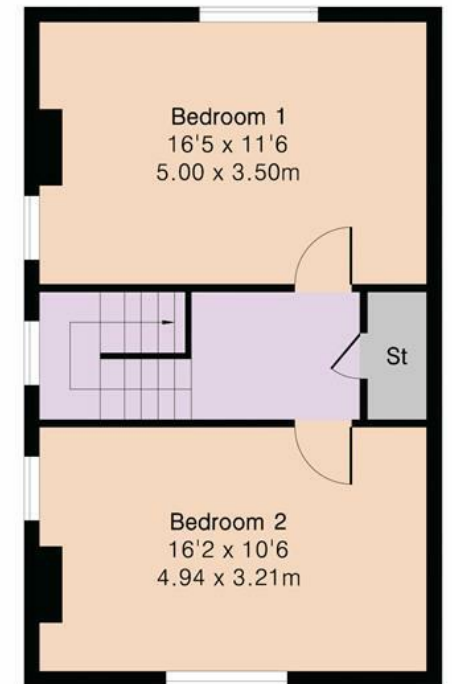
Second Floor Area 469 sq ft – 44 sq m



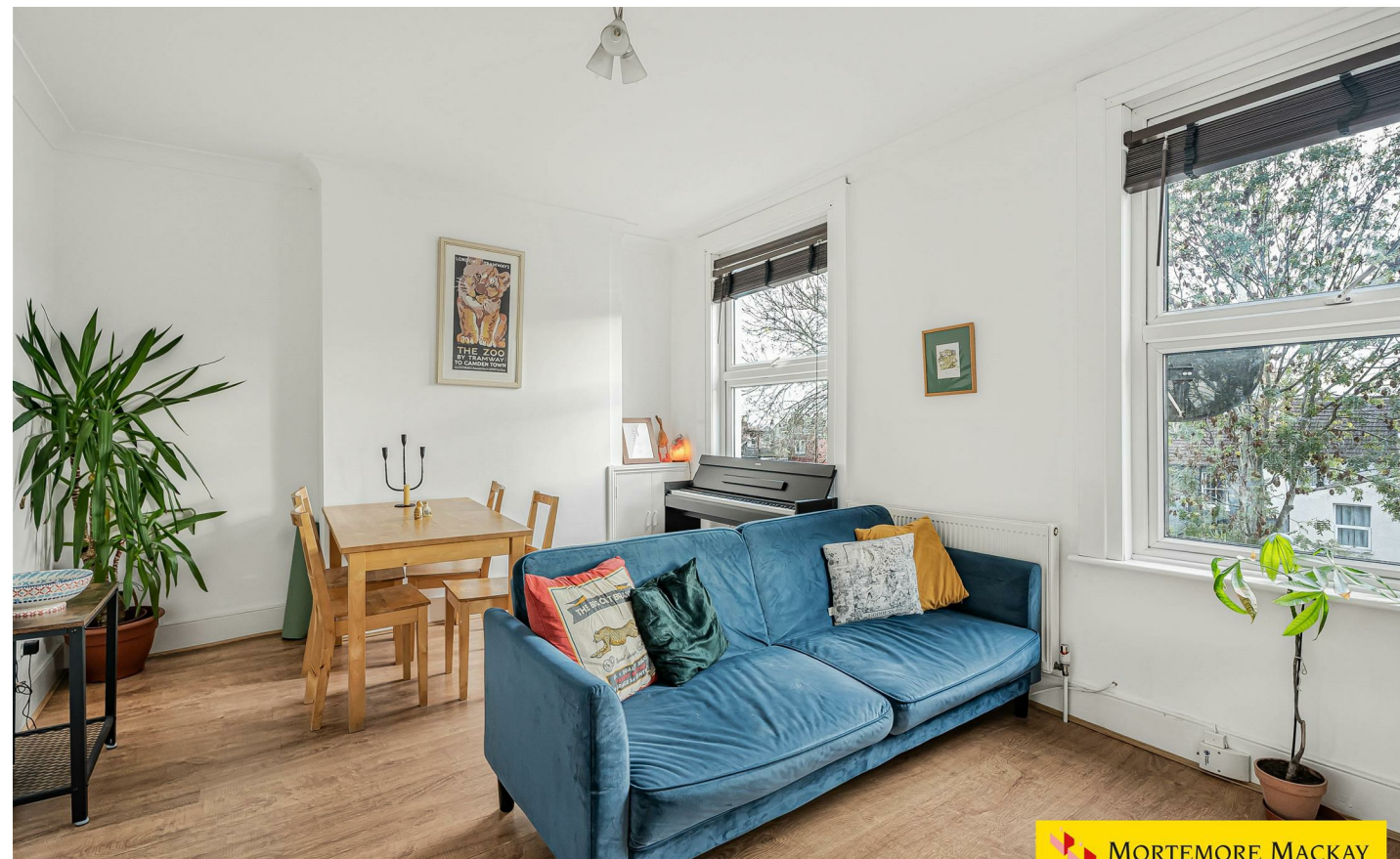
Ground Floor



First Floor



Second Floor



MORTEMORE MACKAY



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	80
(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	

