



## CAMBRIDGE HOUSE, WOOD GREEN, N22

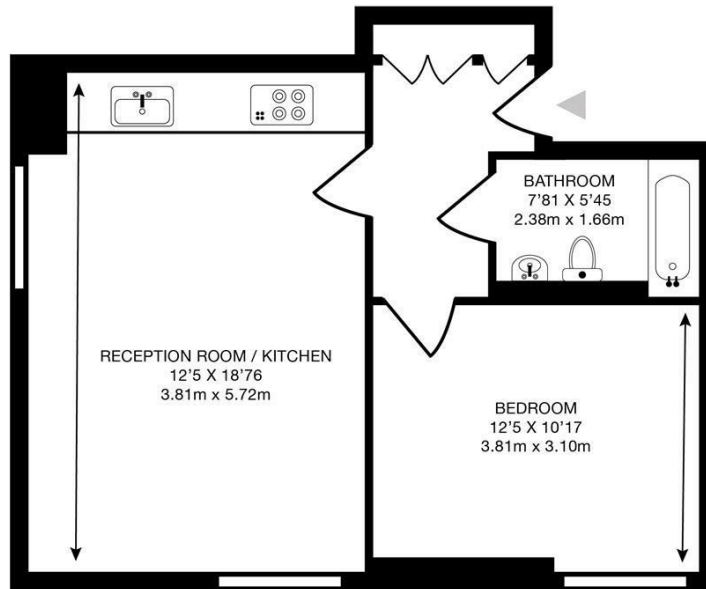
### 1 BED APARTMENT

£1,850 PER MONTH

A brand new luxury one bedroom, apartment situated in an impressive Victorian conversion offering wood flooring throughout and high ceilings. The property comprises of a spacious living room, large windows allowing plenty of natural light, fully integrated kitchen, double bedroom with fitted wardrobes and a modern tiled bathroom.

Situated moments from Alexandra Park, Palace and Wood Green underground stations (Piccadilly Line).

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**GROUND FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA: 416.45 sq ft - 38.69 sq m

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and other data shown are an approximate interpretation for illustrative purposes only and are not to scale.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 81                      | 82        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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

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