



WYNFORD ROAD, LONDON, N1

£700,000

TWO PRIVATE BALCONIES | 4.7% GROSS YIELD | CHAIN FREE

Goldman Greg are delighted to offer this well-presented split-level two double bedroom maisonette, situated on Wynford Road, N1.

Arranged over the second and third floors, the property comprises a bright open-plan kitchen/reception room with direct access to a private balcony, two well-proportioned double bedrooms, with the principal bedroom benefiting from its own additional balcony, a tiled bathroom and separate WC. The property also benefits from ample storage throughout.

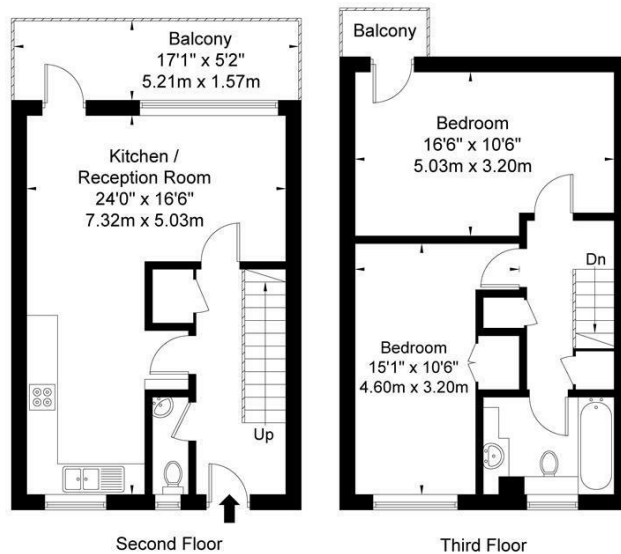
Wynford Road is conveniently located for access to a selection of transport links, including King's Cross St Pancras, King's Cross Thameslink and Angel Stations. A variety of local shops, restaurants and amenities are also within easy reach.



Goldman Greg

Wynford Road N1 9SN

Approx Gross Internal Area = 78.1 sq m / 840 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	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	

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

Goldman Greg
143 Leman Street
London
E1 8EY

02079770018
leads@goldmangreg.co.uk
www.goldmangreg.co.uk

