



58-60 Myddleton Road, N22 8NW

£2,490 pcm

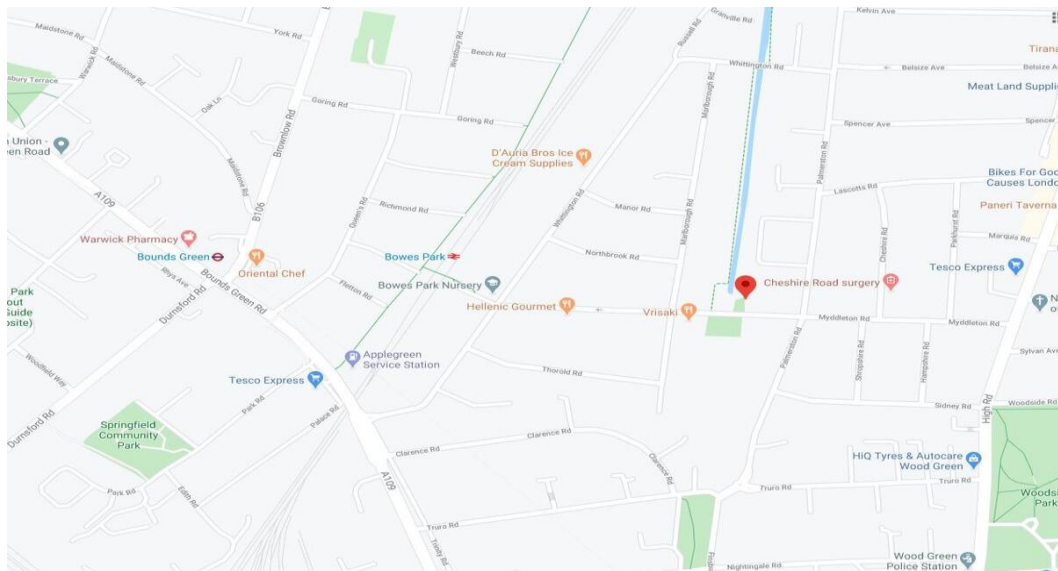
Wilkinson Byrne are delighted to offer this outstanding three double bedroom first-floor apartment which has been completely refurbished. Combining generous proportions with a highly sought-after location. This well presented home boasts a bright and expansive lounge, a fully fitted kitchen, and a bathroom. 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

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		

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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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