



**\*\* CHAIN FREE BUYERS PREFERRED \*\* - TWO-DOUBLE BEDROOM GROUND FLOOR EDWARDIAN MAISONETTE WITH OWN REAR GARDEN.** The property has benefited from much modernisation and improvement over the years, yet retains some fine period features and characteristics reminiscent of a bygone era. The accommodation comprises: an own front door leading to the entrance hallway, a large front bedroom with an attractive bay window, an additional double bedroom, a white bath/shower room/WC, a lounge/living area to the rear, and a separate fitted kitchen with a door to the rear garden. Ideally located for all amenities, including Bowes Park National Rail and Wood Green Underground Stations (20/25 Mins City/West End), good schools, extensive shopping, and parks are close by.

Lyndhurst Road, Wood Green, London, N22 5AU

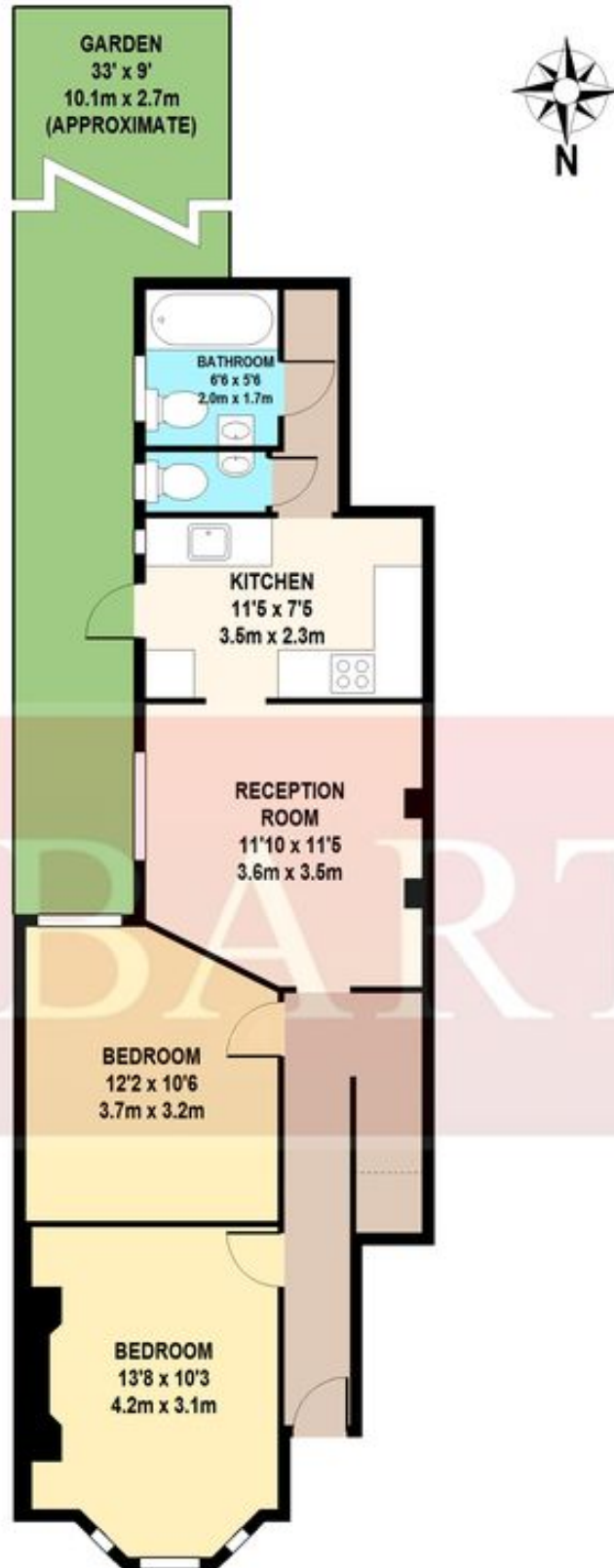
Offers invited £425,000 | Leasehold

HOBARTS ESTATE AGENTS - LONDON (North)  
8 CRESCENT ROAD  
Alexandra Park  
LONDON N22 7RS

sales@hobartsproperty.co.uk  
www.hobartsproperty.co.uk  
0208 348 3333



- Two-Double Bedrooms
- Own Rear Garden
- Wood Flooring
- White Combined Bath/Shower Room/WC
- Close to Tube / National Rail / Main Bus Routes
- Additional Guest/WC
- Own Front Entrance
- Secure Double-Glazing
- Some Period Features
- Close to Good Schools / Shops / Amenities
- 20/25 Mins City/West End)
- CHAIN FREE



GROUND FLOOR

LYNDHURST ROAD  
 TOTAL APPROX. FLOOR AREA 635 SQ.FT. (59.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:**

Leasehold

**Ground Rent:**

50 pa

**Service Charges:**

N/A pa

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

**Contact:**

8 CRESCENT ROAD, Alexandra  
Park, LONDON N22 7RS

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These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.