



Total area (approx.): 137.4 sq. m (1,478.9 sq. ft)



Sandford Avenue, Wood Green, N22

Paul Simon presents a beautifully refreshed and generously proportioned 6-bedroom residence on Sandford Avenue in Wood Green, suited for professional sharers.

This impressive home comprises 6 well-sized bedrooms and 3 bathrooms, two of which have been recently upgraded with stylish, modern fittings. With the added benefit of two separate kitchens, the layout is ideal for multi-occupancy living, providing both convenience and independence for residents.

The interiors are bright, spacious, and thoughtfully arranged to create a comfortable and functional home environment. To the rear, a substantial private garden offers the perfect setting for outdoor dining, social gatherings, or simply unwinding in a peaceful space.

£4,500 pcm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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The property is fully licensed as an HMO, making it particularly attractive for shared living.

Located in a sought-after part of Wood Green, the home enjoys a welcoming neighbourhood atmosphere, with easy access to local shops, amenities, and excellent transport connections (Wood Green).



Features

- Spacious six-bedroom home
- Six well-proportioned bedrooms offering flexible living
- Two kitchens, ideal for shared or multi-family living
- Large private rear garden, perfect for relaxing or entertaining
- Recently redecorated throughout with a fresh, modern feel
- Three bathrooms, including two newly fitted contemporary suites
- Bright and practical layout designed for comfort and convenience
- Available to move in immediately