



JAKE CHARLES

EST 2021



## 74 Lyndhurst Road, London, N22 5AT

- Ground Floor
- Fantastic Location
- Chain Free
- Ground Rent Only £300 Per Year
- Shared Garden
- High Ceilings
- Leasehold - 84 Years Remaining
- Ideal For First Time Buyers & Investors
- Plenty Of Natural Light
- Video Tour Available Upon Request

Asking price £240,000

# 74 Lyndhurst Road

, London, N22 5AT



Jake Charles Property are offering for sale this ground floor one bedroom flat which benefits from it's own private garden and is ideal for both owner occupiers and investors. Set within this period conversion, the property boasts an open plan kitchen and living room area with large bay windows offering plenty of natural light. There is also a modern tiled bathroom and a spacious double bedroom with direct access to the rear garden.

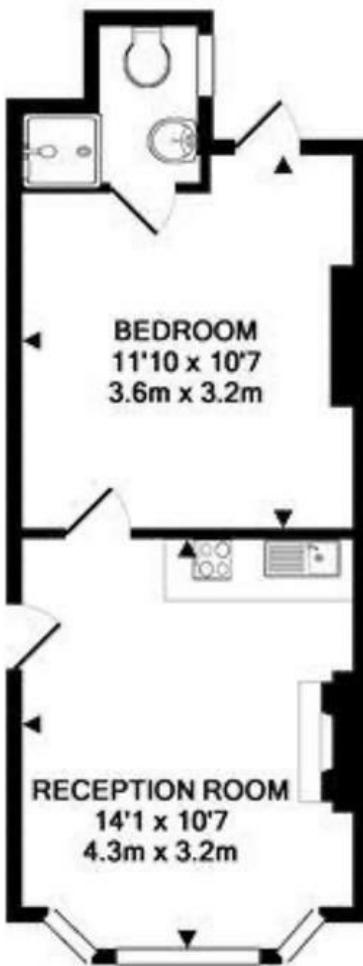
Lyndhurst Road is well positioned just off the popular Green Lanes, with its variety of shops, bars, restaurants and coffee shops. The nearest underground station is Woodgreen and Bowes Park (British Rail) with local bus services also provide easy access to Woodgreen Station and shopping centre.



Location



## Floor Plan



**TOTAL APPROX. FLOOR AREA 266 SQ.FT. (24.8 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	