



## New Road, London, N22 5EU

Open To Offers £350,000



Nestled in the vibrant area of Wood Green, this splendid top floor two-bedroom flat (Private building) on New Road offers a delightful living experience. The property is in excellent condition throughout, boasting bright and airy spaces that create a welcoming atmosphere. The generous reception room provides ample space for relaxation and entertaining, while the modern fitted kitchen is perfect for those who enjoy cooking.

Both bedrooms are well-proportioned, ensuring comfort and privacy for residents. A charming balcony extends the living space outdoors, ideal for enjoying a morning coffee or unwinding after a long day.

Convenience is at your doorstep, with excellent primary schools nearby, making it an ideal choice for families. The Wood Green tube station is just a short walk away, providing easy access to central London and beyond. Additionally, a variety of local amenities, including shops, cafes, and parks, are within close reach, enhancing the appeal of this location.

This property is chain-free, offering a smooth transition for potential buyers. With a long lease and situated within a private development, this flat presents a fantastic opportunity for both first-time buyers and investors alike. Don't miss the chance to make this lovely apartment your new home.

Lease 135 years no ground rent and £800 Service charge

- Two Bedroom flat
- Top floor
- Balcony
- Private block
- Long lease
- low service charge
- Excellent condition
- Chain Free
- Rents for £2000 pcm
- Close to transport links

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444



Approximate Gross Internal Floor Area = 57.38 sq m / 618 sq ft

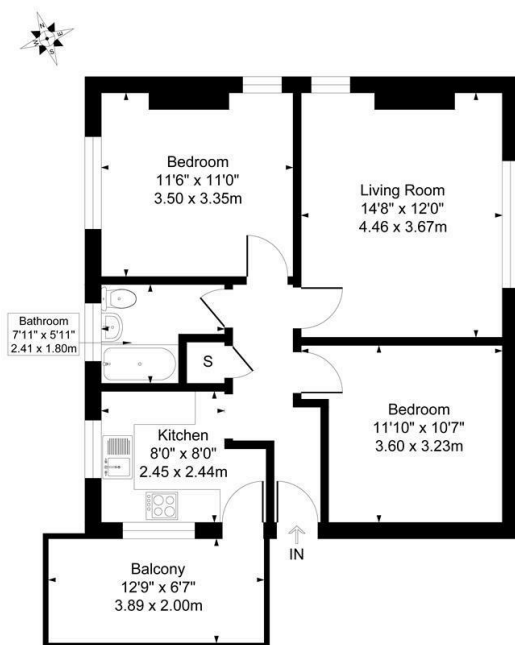
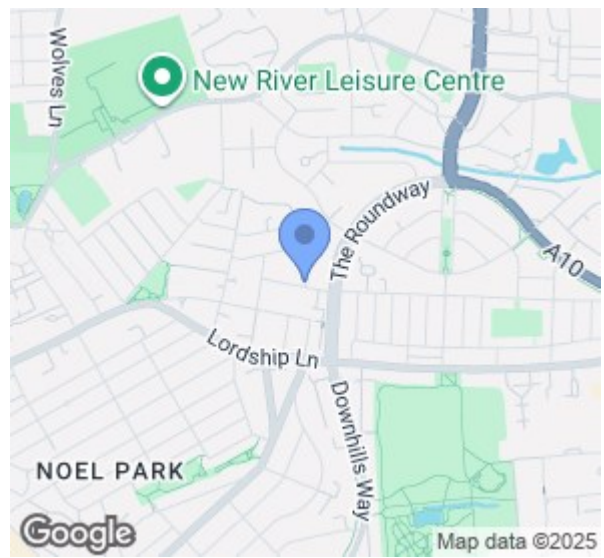
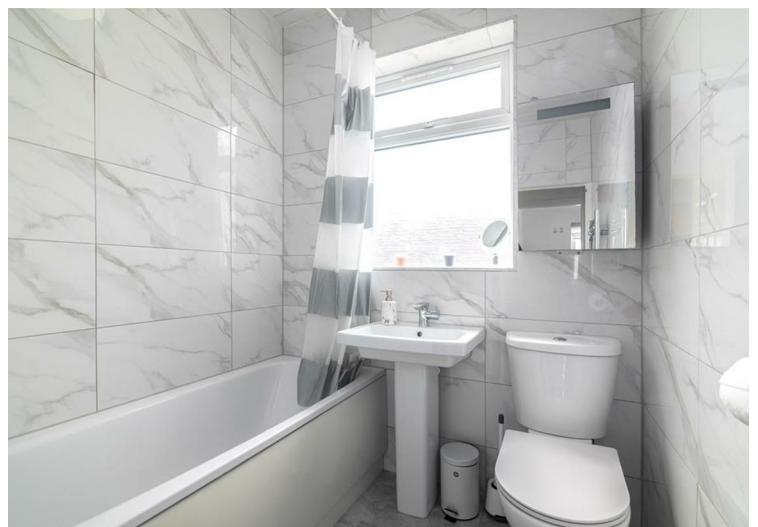


Illustration for identification purposes only, not in scale



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		
<b>England &amp; Wales</b>	51	65
	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**Cole Harding**

11 Northumberland Park, London, N17 0TA

T. 0208 059 4444 | E. info@coleharding.co.uk