



Pellatt Grove, London, N22 5PG

Offers Over £360,000

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Nestled in the vibrant area of Wood Green, this charming three-bedroom first-floor flat on Pellatt Grove offers a wonderful opportunity for both families and investors alike. Spanning an impressive 646 square feet, the property boasts three generously sized bedrooms, providing ample space for relaxation and rest. The large living room serves as a perfect gathering spot, ideal for entertaining guests or enjoying quiet evenings at home.

The separate fitted kitchen is functional and ready for your personal touch, while the bathroom caters to all your essential needs. Additionally, a large storage cupboard ensures that you have plenty of space to keep your belongings organised.

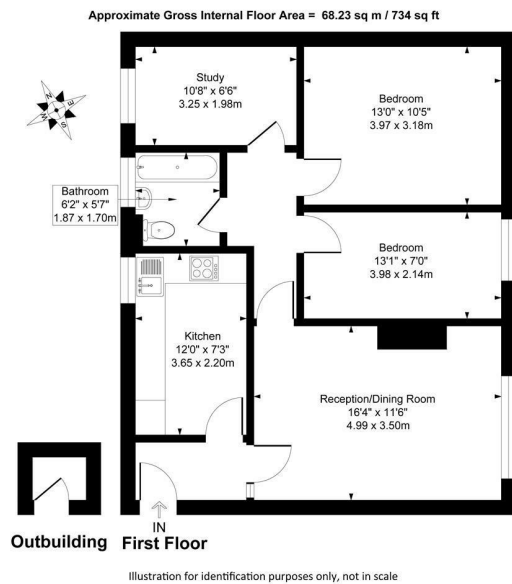
This flat, built in 1950, is conveniently located just a short stroll from Wood Green tube station, making commuting to central London a breeze. The nearby Wood Green Shopping Centre offers a variety of retail options, while local schools and parks enhance the appeal of this family-friendly neighbourhood.

Although the property is in need of some modernisation in places, it presents a fantastic opportunity to create a home tailored to your tastes. With the added benefit of being chain-free, this flat is ready for you to make it your own. Don't miss out on the chance to secure this delightful property in a sought-after location.

- Three bedroom first floor flat
- Large living room
- Kitchen diner
- Three large bedrooms
- Bathroom
- Close to Wood Green tube station
- Close to excellent school
- Close to Wood Green shopping center
- Chain Free
- Rents for £2200-£2500 pcm

Viewing

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



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	78	80
	EU Directive 2002/91/EC	



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