



163 Lordship Lane, London, N22 5LH

£350,000



Nestled in the vibrant area of Wood Green, this charming two-bedroom ground floor apartment at 163 Lordship Lane offers a delightful living experience. The property is in excellent condition throughout, boasting a bright and airy atmosphere that is sure to impress.

As you enter, you will find a generous reception room that provides a welcoming space for relaxation and entertainment. The two double bedrooms are well-proportioned, ensuring comfort and privacy for all occupants. The newly fitted kitchen is a highlight, featuring modern appliances and ample storage, making it a joy for any home cook. The newly renovated bathroom adds to the appeal, providing a fresh and contemporary feel.

Conveniently located, this flat is just a short walk from Wood Green tube station, offering easy access to central London and beyond. The property is chain-free, making it an ideal choice for those looking to move in without delay.

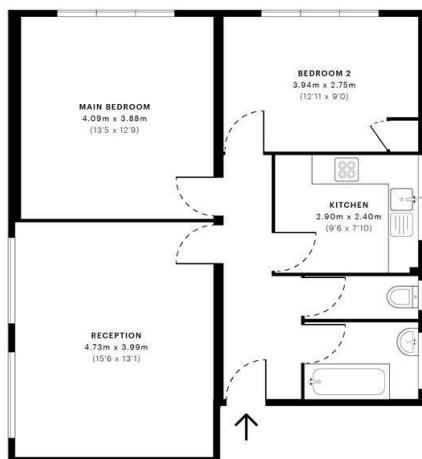
This lovely apartment is perfect for first-time buyers, small families, or investors seeking a property in a sought-after location. With its combination of space, style, and convenience, this flat is not to be missed.

Rental potential: 1800-2000pcm
Flat could be changed into a 3 bed flat where you would achieve 2000-2300 pcm.
Lease: 168 years (recently extended lease)
service charge £100 per month

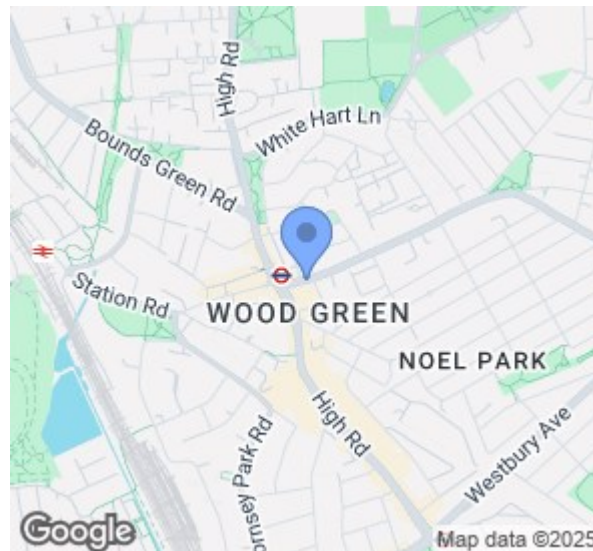
- Two bedroom apartment
- Ground floor
- Large living room
- Two double bedrooms
- New Kitchen
- New bathroom
- Chain free
- New lease 168 years
- Rent potential 1800-2000 pcm
- Probate sale

Viewing

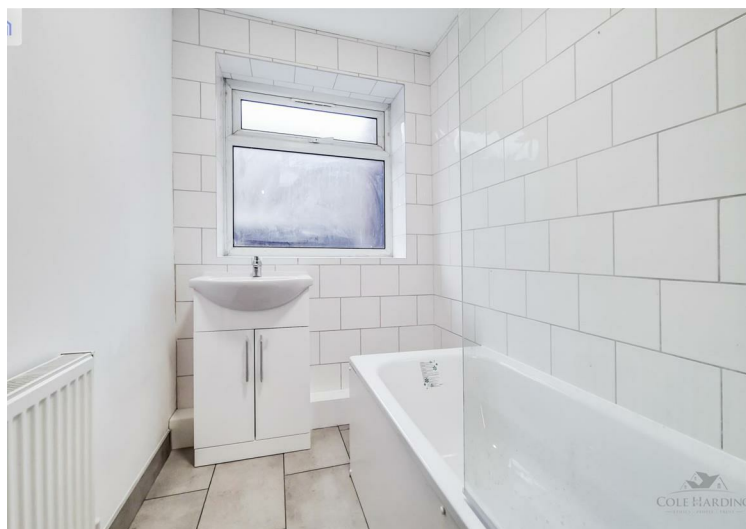
To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444



— Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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