



**Capital Homes**
Estate Agents & Valuers

8 Westbeech Road, London N22 6HT
£440,000



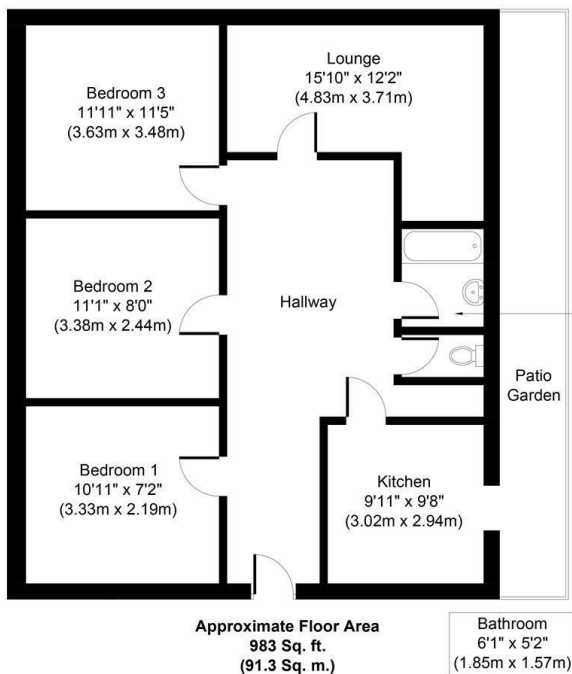


Capital Homes are very pleased to offer this spacious, three-bedroom ground floor garden flat, located extremely close to both Wood Green & Turnpike Lane Station (Piccadilly line). Requiring some modernisation, this property offers fantastic living space throughout and consists of a large kitchen diner with direct access to garden, fully fitted bathroom with separate w/c, three large bedrooms & a huge lounge area.

To arrange your viewing, please contact Capital Homes on 0208-342-5555, early viewings highly recommended to avoid disappointment!



Attention First Time Buyers
 Front Garden
 Ideal for investment
 Three Bedrooms
 Garden Flat
 Leasehold
 Near Local Amenities
 Close to Transport Links
 In need of modernisation



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 or tenant. 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-101) A		(82-91) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(11-20) F	
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements