

WOODSIDE APARTMENTS

CANNING CRESCENT - N22

THOMAS
JAMES

kw



- ONE BEDROOM APARTMENT
- OWN PRIVATE GARDEN SPACE
- GROUND FLOOR
- BRAND NEW IN 2018
- EV CHARGING POINT & PARKING
- LONG LEASE OVER 120 YEARS

FIND ON MAP



FOR SALE
£375,000
LEASEHOLD

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ONE BEDROOM APARTMENT

£375,000

IN BRIEF

This immaculate ground floor one bedroom apartment in the heart of Wood Green has a lovely private garden. Located on the ground floor of a popular development completed in 2018, it's close to Wood Green town centre and tube station, and within easy walking distance of several local parks and the iconic Alexandra Palace.

PROPERTY DESCRIPTION

With a generous 574 sq ft inside and an approximately 160 sq ft garden, this is a very spacious one bedroom apartment. The main entrance to the apartment opens into a central hallway that has doors to the living room, bedroom and bathroom, and has a handy store room.

The open plan living room is zoned into areas for kitchen prep, working from home, dining and relaxing. An L-shape of fitted gloss white cabinets wraps around the dining space, leaving ample room for a workspace and sofas. Discreet integrated appliances and clean lines keep the look simple and modern, complementing the downlights and muted palette of whites and subtle greys.

Full height picture windows provide views of both the apartment's private garden and the residents' garden beyond. Sheltered from the elements by the balcony above, with bamboo privacy screens and areas of paving and artificial turf, this is an ideal outdoor living space. A glazed door opens directly onto the garden terrace, maximising lateral living.

COUNCIL TAX BAND:
EPC RATING: B
120 YEAR LEASE
£250 G/R P/A
£1500 S/C P/A



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PROPERTY DESCRIPTION CONTINUED...

The double bedroom is east-facing so gets the morning sun, and it has bespoke built-in wardrobes plus space for additional bedroom furniture. Next door there's a luxurious bathroom that's unusually large for a one bedroom apartment, with both a walk-in shower and a separate bath. It's fully tiled and has modern fitting including a smart wall-hung washbasin console and WC

The apartment is in excellent condition throughout. It's a modern build with double glazing, gas central heating, and an impressive EPC rating of B. The lease is 120 years, with annual charges of £350 for ground rent and c.£1,500 for the service charge.

The development has shared parking spaces and EV charging points for residents.

The property is located in the heart of Wood Green, mere moments from the High Road with its vibrant mix of independent local shops and high street stores and services, and wide range of town centre amenities including numerous bars and restaurants, two cinemas and a large shopping centre.

The development is a seven minute walk from Wood Green tube station, which has direct 20 minute services to the West End and connects to the Victoria Line three stops down the line at Finsbury Park.

There are plenty of large and small green spaces nearby, from the development's communal gardens to local Crescent Gardens, Trinity Gardens, Woodside Park and White Hart Lane Recreation Ground, all within a two to three minute walk. The wide open spaces and fantastic views at Alexandra Palace are also just 15 minutes away on foot.

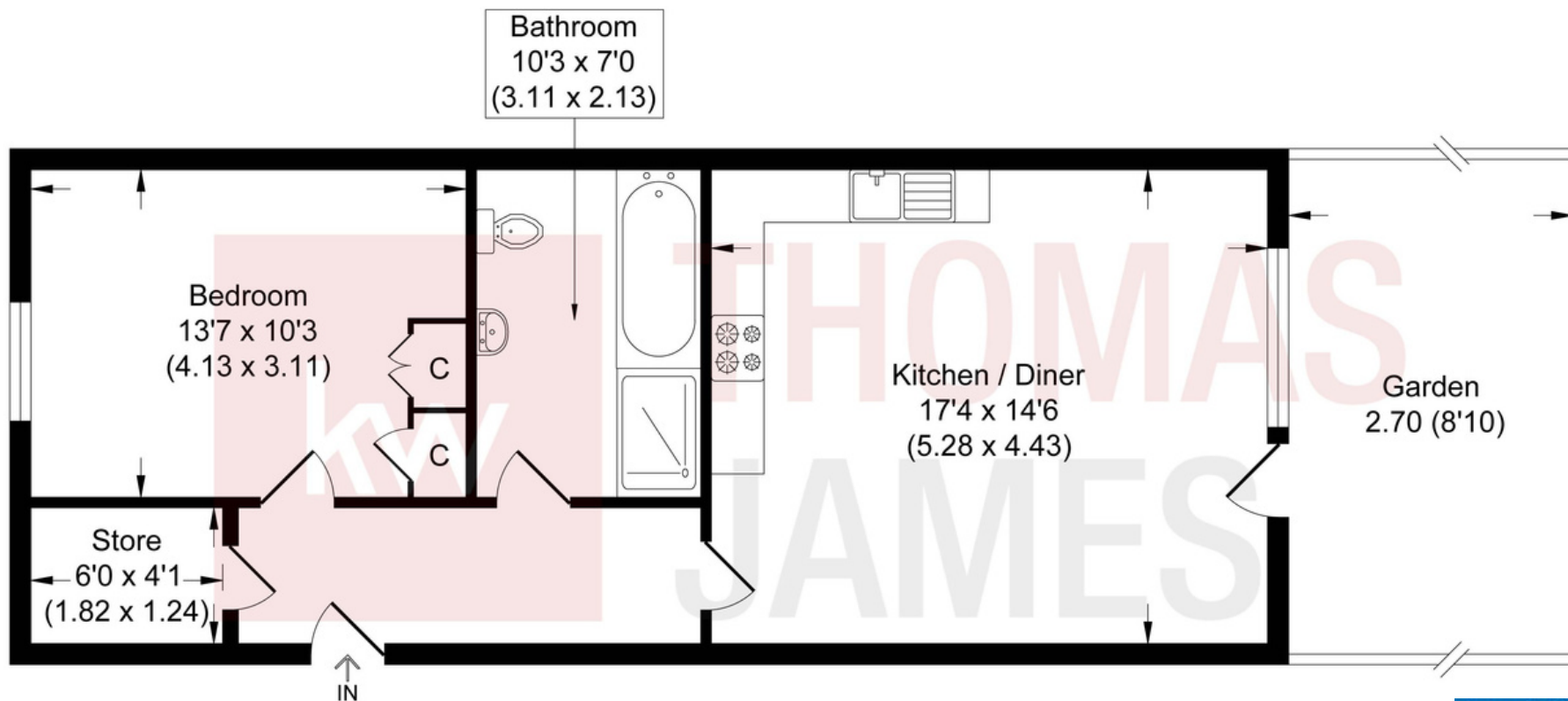
VIDEO TOUR



LINKS TO TRANSPORT



Ground Floor
53.28 sq.m. (573.50 sq.ft.) approx.



TOTAL FLOOR AREA : 53.28 sq.m. (573.50 sq.ft.) approx.

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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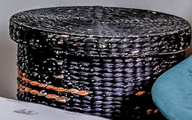
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