

Julian Reid



1 Wingate House, Burma Road, London, N16 9EA  
Bright and well located flat on arranged on the ground floor of this purpose built block available immediately, unfurnished

**£1,350 per calendar month**

- Large studio room
- Council Tax Band: B
- EPC Rating: D
- Separate kitchen
- Ground floor

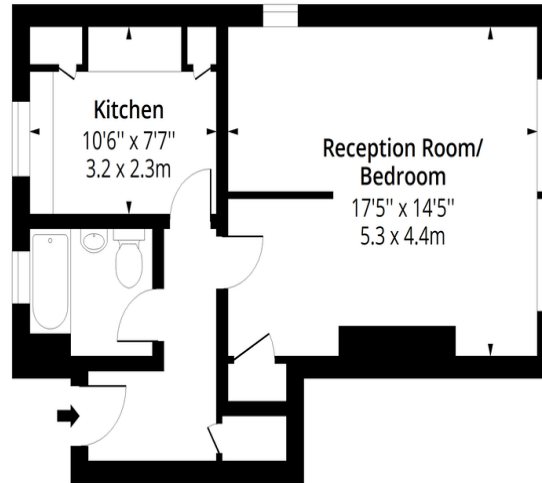
A spacious studio flat arranged on the ground floor of this well located purpose built block. Large studio room, separate kitchen and bathroom. The flat is located just off Green Lanes with excellent shopping and regular bus routes. Both Clissold Park and Newington Green are within easy walking distance. Available immediately and offered unfurnished



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## Wingate House, N16

Approx. Gross Internal Area 463 Sq Ft - 43.01 Sq M



### Ground Floor

Floor Area 463 Sq Ft - 43.01 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 8/11/2023

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