

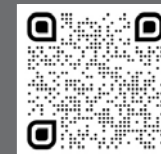
# GRANVILLE ROAD

WOOD GREEN - N22

THOMAS  
JAMES  
ESTATE AGENTS



- TWO BEDROOMS
- TWO BATHROOMS
- SPLIT LEVEL CONVERSION
- ROOF TERRACE
- SHARE OF FREEHOLD
- OFF STREET PARKING



FOR SALE  
OIEO £425,000  
SHARE OF FREEHOLD

# GRANVILLE ROAD

WOOD GREEN- N22

THOMAS  
JAMES  
ESTATE AGENTS



## 2 BEDROOM SPLIT LEVEL CONVERSION

£425,000

### IN BRIEF

A well-presented two-bedroom, split-level, first and second-floor conversion, with rear roof terrace and a share of freehold. Benefiting from off-street parking and a short walk to Wood Green tube station.

### PROPERTY DESCRIPTION

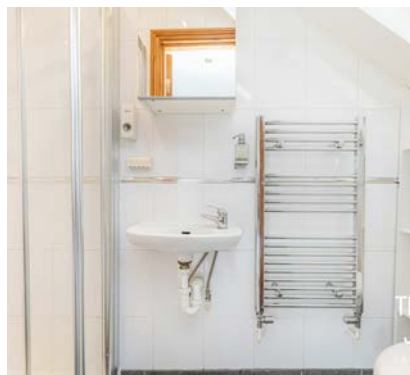
This two-bedroom conversion offers over 830 sq ft of flexible living space with great entertaining options. Benefiting from a large kitchen to the rear which leads out to an amazing 14x10 roof terrace with plenty of space for soaking up the sun or alfresco dining of an evening. This space is not typically offered to properties of this nature. A recently redecorated 16'7ft living room to the front which profits from two double South facing windows provides a very light and airy space.

The property has two shower rooms, one on the first floor and one an en suite to the principal bedroom located on the second floor. The two bedrooms, one on each floor offer adaptable use, as the second bedroom can be an office, spare room, or children's bedroom.

COUNCIL TAX BAND: D  
HARINGAY COUNCIL

EPC RATING: C

SHARE OF FREEHOLD  
NO GROUND RENT  
AD-HOC SERVICE CHARGE



# GRANVILLE ROAD

WOODGREEN - N22

THOMAS  
JAMES  
ESTATE AGENTS



## PROPERTY DESCRIPTION CONTINUED

The property has off-street parking for one car and comes with a share of freehold. The property is offered chain-free.

Nearby Wood Green tube station (Piccadilly Line Zone 3) provides easy travel to the city and other London districts, the plentiful bus routes taking just 4 minutes door to door. Neighbouring the station is Wood Green High Street, with an array of both mainstream and artisan shops and eateries. Ever popular Crouch End and iconic Alexandra Palace are both within a short distance.



TRANSPORT



SNEAK PEAK



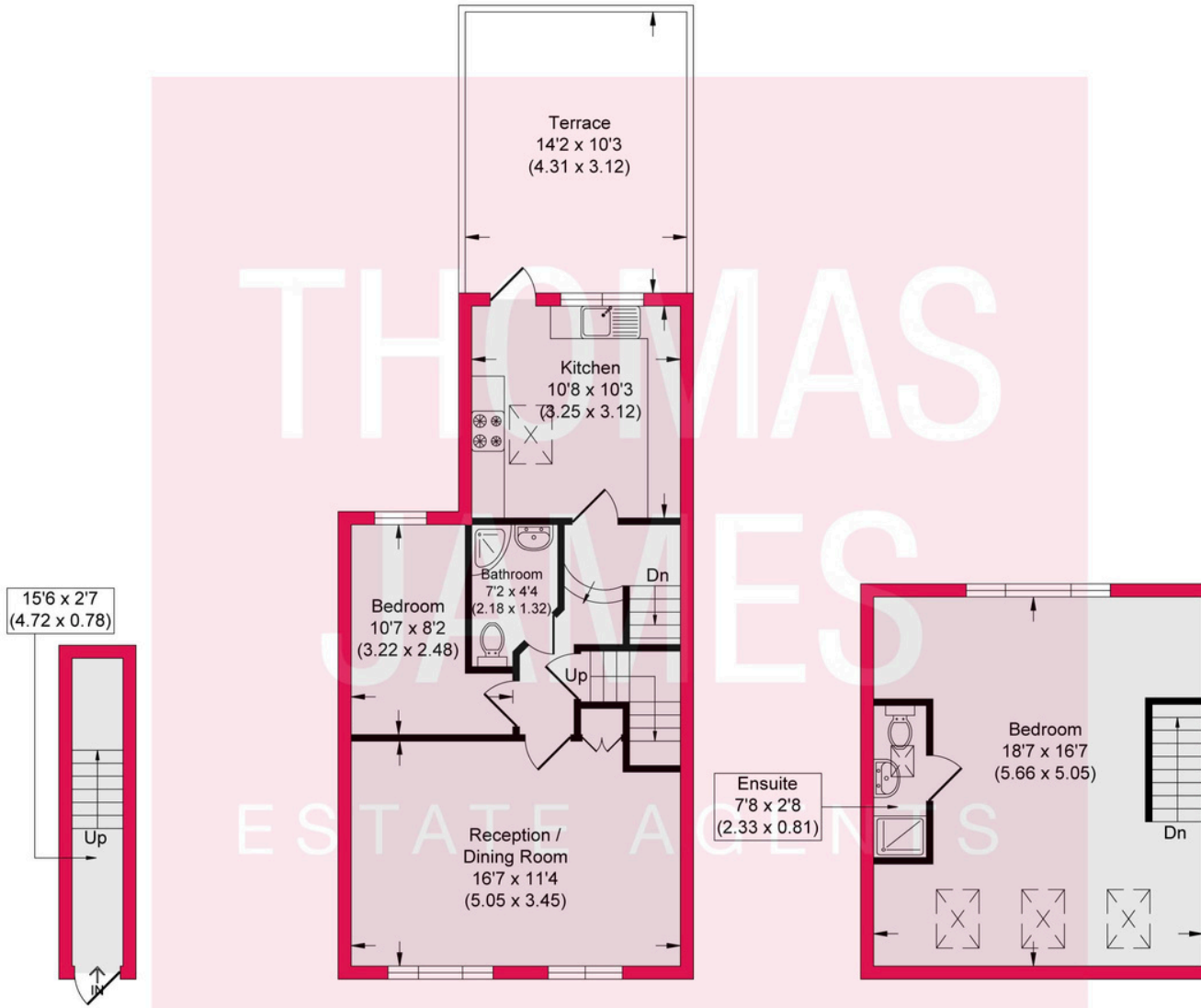
PLEASE CLICK ON THE LINKS ABOVE

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

Ground Floor  
3.68 sq.m.  
(39.61 sq.ft.) approx.

First Floor  
44.91 sq.m.  
(483.40 sq.ft.) approx.

Second Floor  
28.58 sq.m.  
(307.63 sq.ft.) approx.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TOTAL FLOOR AREA : 77.17 sq.m. (830.64 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.

Thomas James Estate Agents  
 t 0208 226 0068  
 e tom@thomasjameskw.com  
 w thomasjamesestateagents.com



THOMAS  
JAMES  
ESTATE AGENTS



HOMAS  
JAMES

ESTATE AGENT



OMAS  
MES  
AGEN



THOMAS  
JAMES  
ESTATE AGENTS





THOMAS  
JAMES  
ESTATE AGENTS



THOMAS  
JAMES  
ESTATE AGENTS