

WINKFIELD ROAD

WOOD GREEN - N22

THOMAS
JAMES



- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- BIKE SHED/STORAGE CUPBOARD

- OFFERED CHAIN FREE
- VIBRANT LOCAL HIGH STREET
- WALKING DISTANCE TO STATION



FOR SALE
£350,000
LEASEHOLD

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JAMES

2 BEDROOM TOP FLOOR APARTMENT

£350,000 - leasehold



IN BRIEF

If you're looking for a spacious purpose-built two bedroom apartment close to the shopping centre and tube station in Wood Green, this could be the perfect place for you.

With 711 square feet of space, two double bedrooms, and an outdoor store, it's much larger than the average two bedroom flat.

PROPERTY DESCRIPTION

The apartment, which has been renovated throughout, is on the second (top) floor of a low-rise block set in a communal lawned garden. With all-white décor, painted panelled doors, wood laminate flooring, and contemporary fixtures and fittings, it has a modern and airy ambience.

The whole property has great natural light thanks to windows along two sides and in all rooms.

The living room measures a generous 16'8" by 12'2", providing ample space for a lounge and dining area. It also has a leafy views though a wide window.

The kitchen is also a good size, with views over the local neighbourhood from a window above the sink. It has a modern yet timeless feel, with traditional terracotta floor tiles, smart graphite grey fitted wall and floor cabinets, a white metro-tiled splashback and a wood worktop.

COUNCIL TAX BAND: C
Haringey Council

EPC RATING: D

SERVICE CHARGE: £1800 pa
GROUND RENT: £10 pa

LEASE: 91 years



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2 BEDROOM TOP FLOOR APARTMENT
£350,000 - Leasehold



PROPERTY DESCRIPTION CONTINUED...

Both bedrooms are doubles with space for kingsize beds and bedroom furniture, and the main bedroom has a full height built-in cupboard. The bathroom has a bath with a mixer shower and a glass screen, and a freestanding washbasin. Both this and the adjacent WC have excellent natural light and ventilation from high-level windows.

The apartment comes with a ground floor secure storage shed in a separate block at the rear of the building and is offered chain free.

LOCAL AREA

The apartment is a couple of minutes' walk from the wide range of local shops along Lordship Lane, and just half a mile from the many shops and leisure/entertainment amenities in the centre of Wood Green.

Wood Green station, less than a ten minute walk away, is on the Piccadilly Line, providing fast and easy travel to the West End (21 min to Leicester Square).

There are lots of green spaces in the area, including White Hart Lane recreation ground mere moments away at the end of the street. Known locally as Pond Park due to its large model boating lake, it also has cricket and football pitches, an outdoor gym, and playground.

TRANSPORT

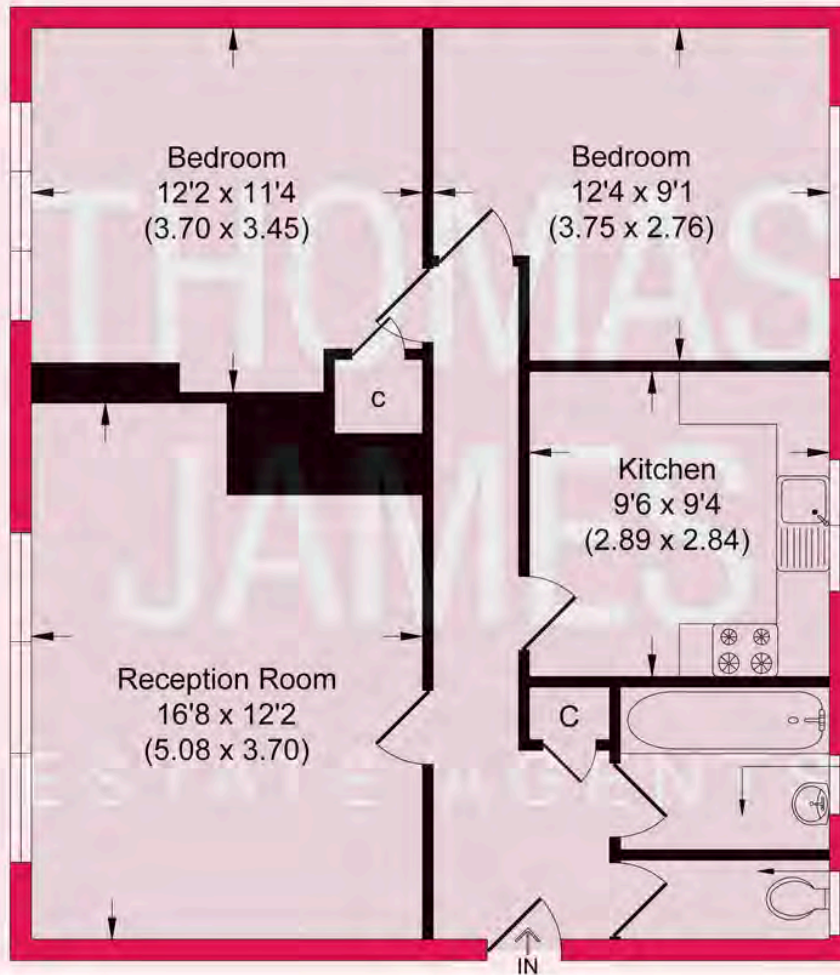


TRANSPORT



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.

Second Floor
65.97 sq.m. (710.09 sq.ft.) approx.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 65.70 sq.m. (710.09 sq.ft.) approx.

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