



White Hart Lane, N22 5SL

£399,995 FREEHOLD

This well presented two-bedroom, two-bathroom split-level flat is a fantastic opportunity to own a home in a prime location. Set on the first floor of a charming Victorian building, the property boasts views over the green spaces of Crescent Gardens. The first level features a dual-aspect open-plan lounge with a modern fitted kitchen, a contemporary bathroom, and a well-sized bedroom. On the second floor, you'll find a spacious double bedroom with an en-suite shower room and convenient eave storage. Perfectly positioned within walking distance of both Wood Green Underground and Alexandra Park Railway Stations, the property also benefits from easy access to the bustling High Road, offering an array of shops, cafés, bars, and supermarkets. Offered with a newly extended 999-year lease, this home is ideal for first-time buyers, investors, or anyone seeking a stylish and well-connected residence.

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The Property Misdescriptions Act 1991: None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Wilkinson Byrne has not tested any equipment, fixtures or fittings or services and so cannot confirm that they are in working order. Wilkinson Byrne have not sighted the title documents and any reference to the tenure of the property is based on information supplied by the seller. Wilkinson Byrne are unable to confirm that the relevant Planning Permission and/or Building Regulation Approval has been obtained where any structural alterations have occurred. A buyer is advised to obtain verification from their solicitor or surveyor of any of the above or any other fact prior to making an offer. Photographs are provided for illustration purposes only and do not depict what is included in the sale. All measurements are taken using a sonic tape, are approximate and for guidance only.





These particulars, whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

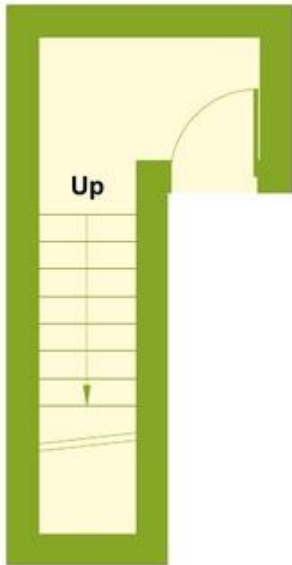
White Hart Lane, Wood Green, London, N22

Approximate Area = 708 sq ft / 65.7 sq m

Limited Use Area(s) = 175 sq ft / 16.2 sq m

Total = 883 sq ft / 82 sq m

For identification only - Not to scale



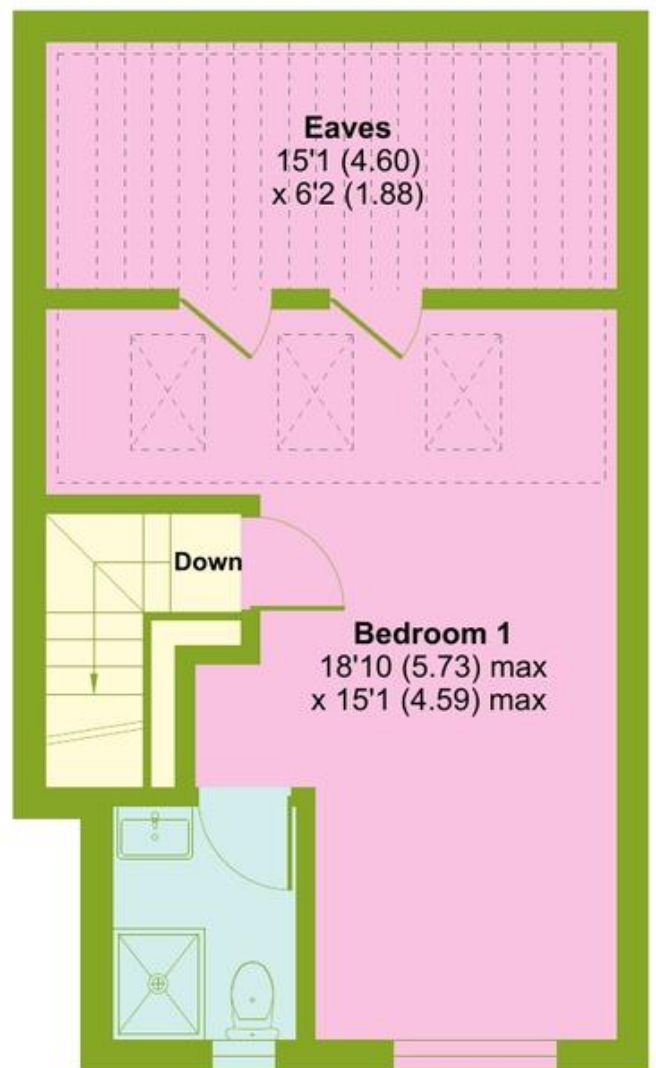
FIRST FLOOR



Denotes restricted head height



SECOND FLOOR

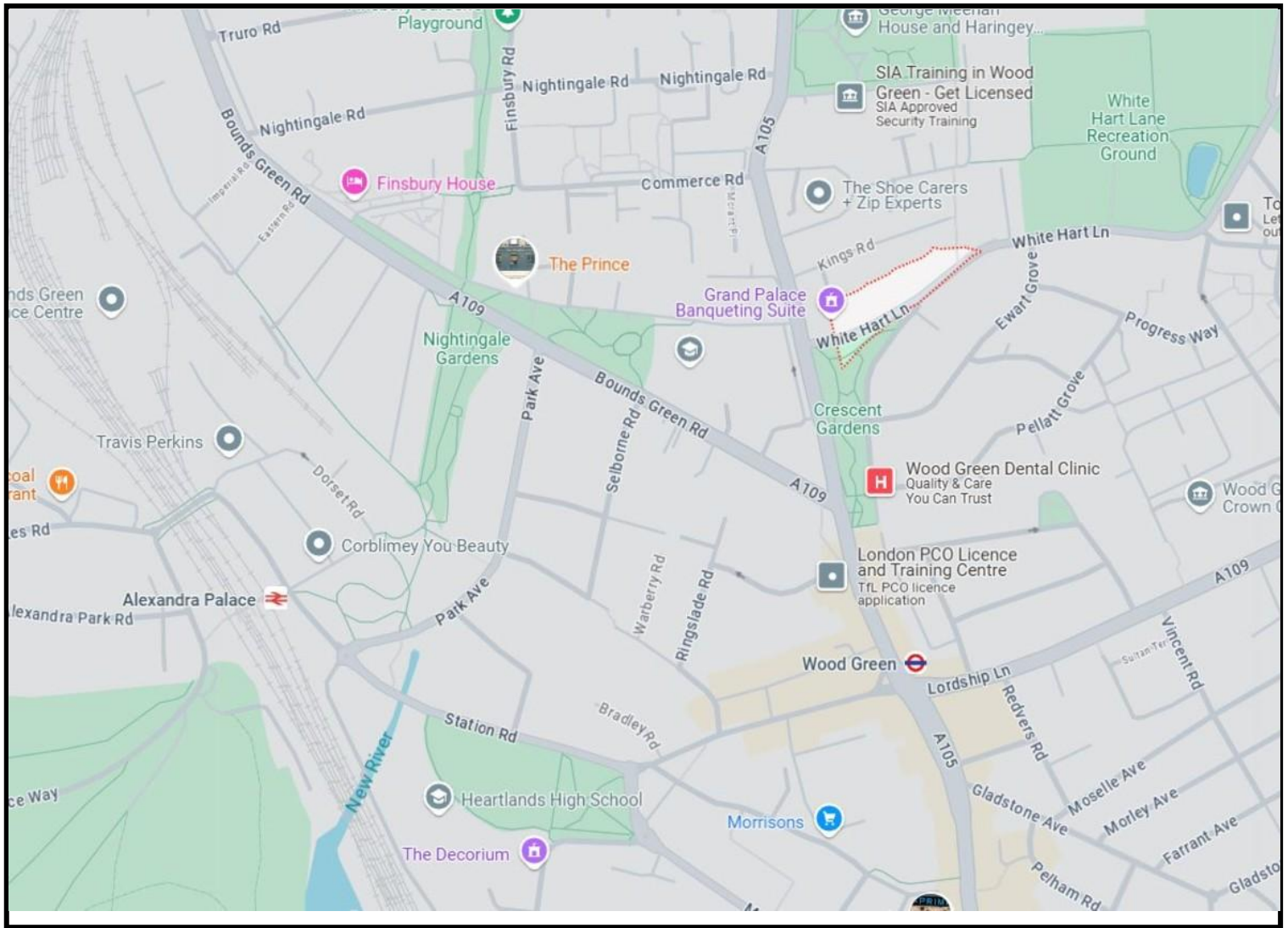


THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wilkinson Byrne. REF: 1215582





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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