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Salisbury Road, London, N22 6NX  
£290,000



Kings Group are pleased to present this very bright spacious Maisonette which is on the 1st floor with the property boasting its own entrance. The property consists of a very good sized bedroom and a ample sized reception, there is also a separate modernised kitchen plus a family bathroom. The flat also consists of its on rear terrace and private garden.

This property also has double glazing window throughout, with a new front door, a new double glazing back door and a new roof.

Salisbury Road is ideally located within a short distance walk to the high street of Wood Green for all its shopping facilities, restaurants, coffee bars, cinema and gymnasium complex and the underground stations of Wood Green and Turnpike Lane (Piccadilly Line, Zone three) and bus station and within close proximity of Alexandra Palace Station (Thames link mainline) overground.

Leasehold  
120 Years Remaining  
Ground Rent: £10 Per Year  
Service Charge: £608 Per Year

Total Floor Area: 40 SqM  
EPC Rating: D

#### Entrance Hall

Coved ceiling, picture rail walls, laminated wood style flooring.

#### Reception Room

**13'05" x 10'04" (4.09m x 3.15m)**

Double glazing window to front aspect, coved ceiling, double radiator, television point, laminated wood style flooring,

#### Kitchen

**5'08" x 8'03" (1.73m x 2.51m)**

Double glazed window to rear aspect, coved ceiling, range of wall and base unit with roll top work surface, stainless steel sink unit, single drainer sink unit, plumbed for washing machine, space for fridge freezer, space for cooker, space for washing machine, gas oven, gas hob, double radiator, tiled and lino flooring.

#### Bedroom

**10'11" x 8'00" (3.33m x 2.44m)**

Double glazed window to rear aspect, coved ceiling, laminated wood style flooring.

#### Bathroom

**5'10" x 4'07" (1.78m x 1.40m)**

Double glazed window to rear aspect, coved ceiling, part tiled walls, panel enclosed bath, shower attached with bath, wall mounted wash basin, low level WC, extractor fan, double radiator, lino flooring.

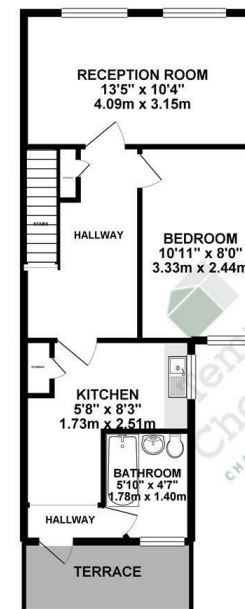
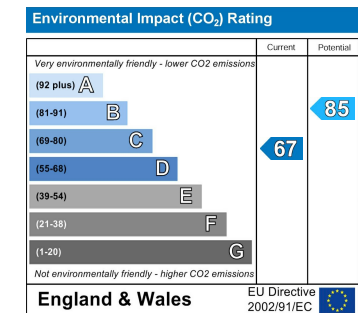
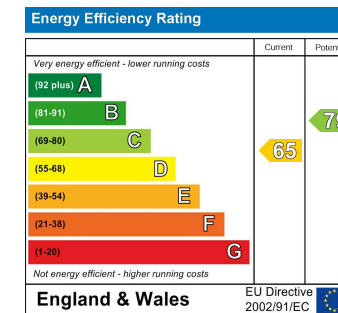
#### Garden

Double glazed door, access to rear, wood shed, mainly patio.

#### Disclaimer

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had

sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.



TOTAL FLOOR AREA - 40.00 sq. ft. (3.72 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and the purchaser is to their own liability or otherwise verify with the agent.  
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