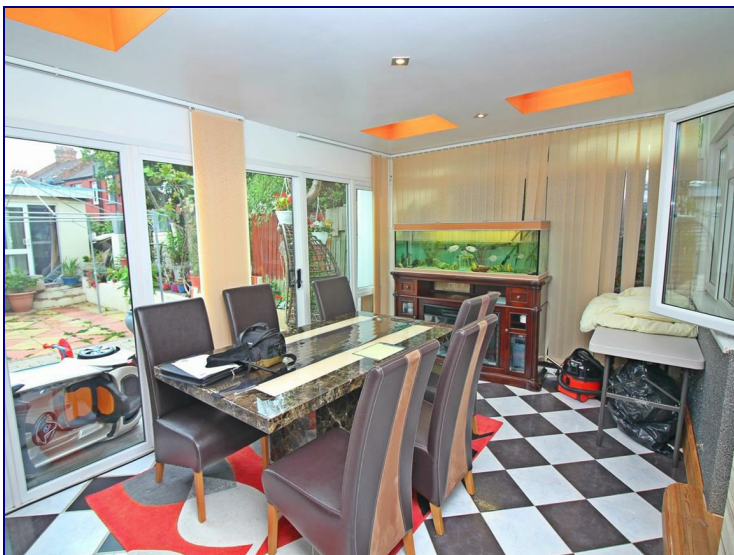


Stirling Road, London, N22 5BL



Guide Price £625,000

Kings Group are pleased to present Stirling Road, N22, a FIVE bedroom, Terraced house in a increasingly popular area of Woo Green. The property comprises of TWO RECEPTION ROOMS, a long Kitchen attached with the dining room, a family bathroom, five good sized rooms, Loft conversion with an EN SUITE.

EPC Rating: Awaiting

Total Floor Area: Awaiting

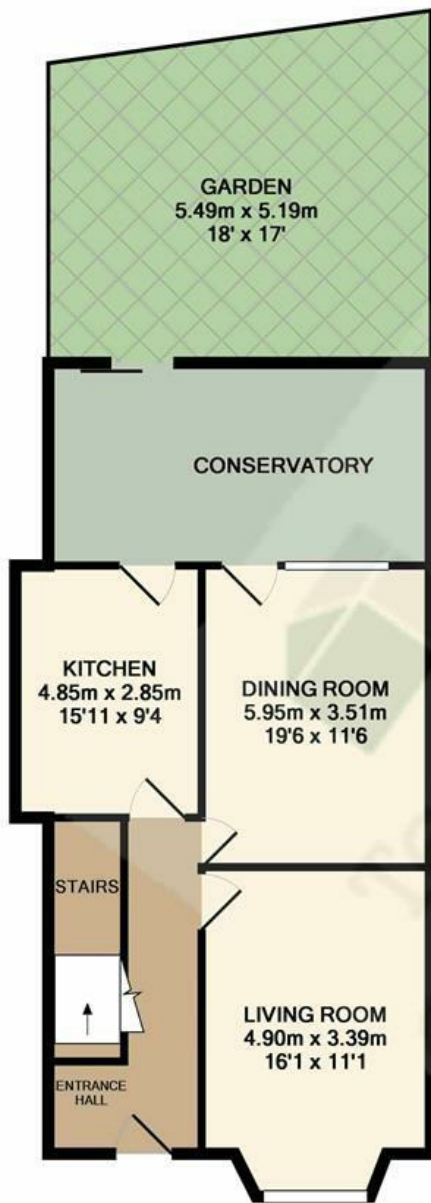
STIRLING ROAD is located in the heart of Wood Green, and benefits from all the area has to offer.

The property is within easy reach of TURNPIKE LANE TUBE STATION and multiple bus routes.

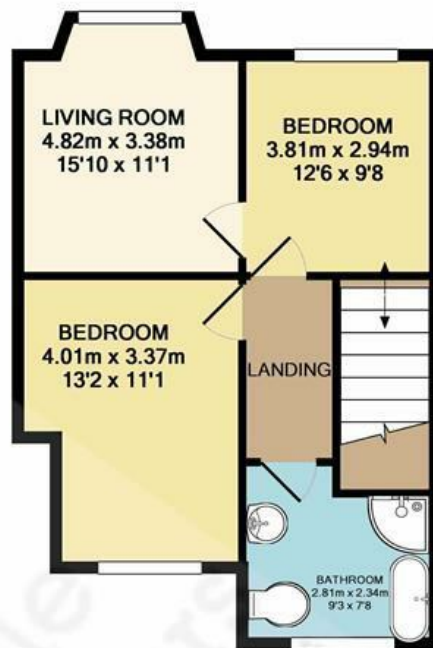
Wood Green High Road shopping and The Mall is only a short distance away.

The beautiful Alexandra Palace and Park can be reached in a short bus ride, where you can take in the panoramic views of the London Skyline.





GROUND FLOOR
APPROX. FLOOR
AREA 46.6 SQ.M.
(502 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 33.6 SQ.M.
(362 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 19.1 SQ.M.
(205 SQ.FT.)

TOTAL APPROX. FLOOR AREA 99.3 SQ.M. (1069 SQ.FT.)

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 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 have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

