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*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
*responsive*  
*transparent*

Quotes taken from independent  
Google reviews 2006 to 2016

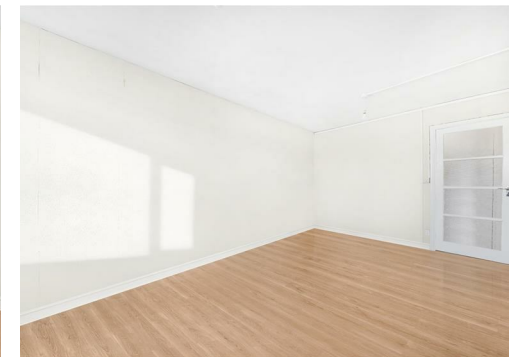


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**Trinity Road, N22**  
**£250,000** FOR SALE  
*Apartment*

1 1 1



# Trinity Road, N22

£250,000

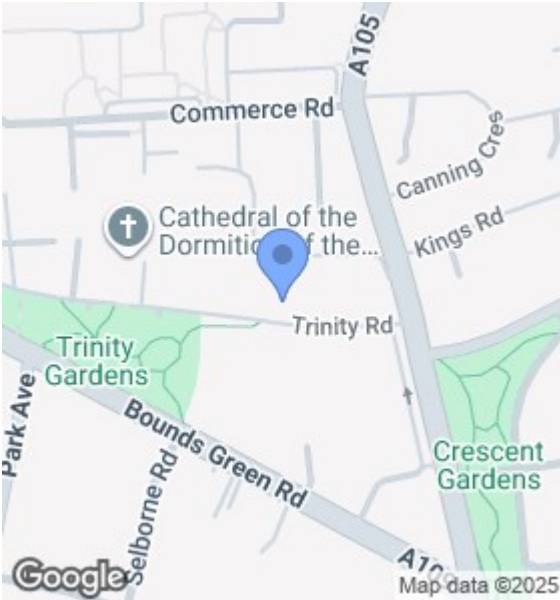
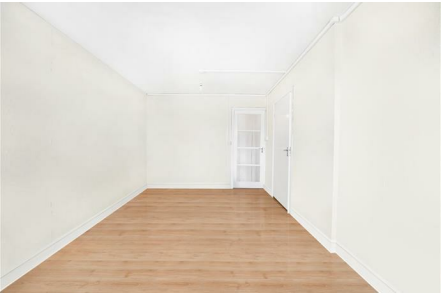
## Description

CHAIN FREE! A purpose built one bedroom apartment situated in a residential block on Trinity Road, N22. The apartment comprises a generously sized reception room, separate semi-integrated kitchen, contemporary bathroom, and a bedroom with fitted wardrobes. Parking is available on a first come/first served basis for residents of the building. LEASEHOLD 115 YEARS REMAINING.

Conveniently located within a ten-minute walk of Bounds Green tube station and Bowes Park train station, as well as the variety of high street amenities of Wood Green high road. Other local hotspots are easily accessible including Alexandra Palace and Muswell Hill.

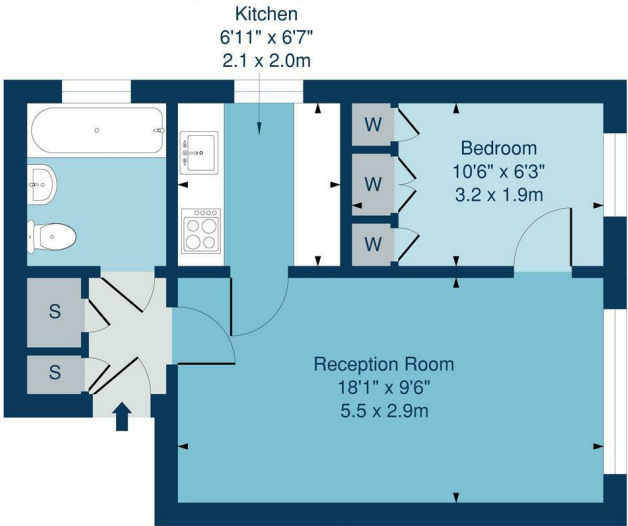
## Key Features

Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	0
Council Tax	



## Floorplan

Oak House, N22  
Approx. Gross Internal Area 384 Sq Ft - 35.63 Sq M



Second Floor

Floor Area 384 Sq Ft - 35.63 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet. lpaplus.com

## EPC

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	56	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.