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faultless service  
straightforward  
**honest** a breath of  
professional fresh air  
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friendly dependable  
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**Salisbury Road, Wood Green N22**  
**£350,000 FOR SALE**

*Flat - Duplex*

 1  1  1



## Salisbury Road, Wood Green N22

£350,000

### Description

One Bedroom Duplex Flat, Salisbury Road, N22  
A bright and well-presented one-bedroom duplex flat set on a popular residential street in N22, offered chain free and ideal for first-time buyers or investors. Arranged over two levels, the property benefits from generous natural light, private outdoor space, and excellent transport links.

### Key Features

Spacious one-bedroom duplex

Balcony plus a rear garden offering rare outdoor space

### Key Features

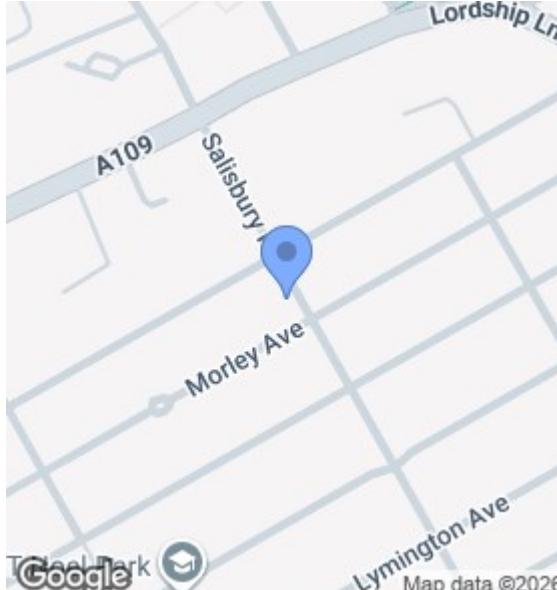
#### Tenure

Leasehold  
to be confirmed

Ground Rent  
to be confirmed

Service Charge  
to be confirmed

Local Authority  
Council Tax



### Floorplan

#### Salisbury Road, N22

Approx. Gross Internal Area 472 Sq Ft - 43.85 Sq M  
Approx. Gross Balcony Area 72 Sq Ft - 6.69 Sq M



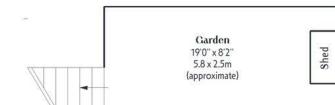
#### First Floor

Floor Area 453 Sq Ft - 42.08 Sq M



#### Ground Floor Entrance

Floor Area 19 Sq Ft - 1.77 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 the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	78
(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		

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.